



44 GIBWOOD ROAD | NORT HendEN

£525,000

NO ONWARD CHAIN A superbly proportioned detached family home beautifully maintained yet representing an exciting opportunity to remodel to individual taste and extend subject to the relevant permissions being obtained. The accommodation briefly comprises enclosed porch, welcoming entrance hall with storage cupboard, sitting room leading onto a rear conservatory which in turn leads onto the gardens, separate dining room, morning room and kitchen with adjacent side porch and WC, principal bedroom with en-suite shower room/WC, three further double bedrooms and family bathroom/WC. Double gates to the front lead to the extensive block paved driveway leading to the garage and with gated access to the rear. The rear gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds and mature hedge and fence borders. Viewing is essential to appreciate the accommodation on offer.

POSTCODE: M22 4BS

DESCRIPTION

This detached family home offers extensive superbly proportioned accommodation occupying an enviable plot with ample off road parking to the front and with extensive private gardens to the rear enjoying a westerly aspect to enjoy the afternoon and evening sun.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall which has a large storage cupboard and stairs to the first floor. To one side is a large sitting room with attractive inglenook housing the marble effect fireplace and with a door leading onto the conservatory. From the conservatory there is access to the attractive rear gardens. Also towards the rear of the property is a separate dining room overlooking the rear garden. Positioned toward the front of the property there is also a separate morning room with door providing access to the fitted kitchen. From the fitted kitchen there is access to a side porch leading to the cloakroom/WC and also with door to the side.

To the first floor the principal bedroom benefits from an en-suite shower room/WC and there are three further excellent double bedrooms serviced by the family bathroom/WC.

Externally to the front of the property double gates lead onto a block paved driveway which provides off road parking for several vehicles and access to the attached garage. There is also gated access to the rear.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds and mature hedge and fence borders. The rear gardens all benefit from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within easy reach of the surrounding network of motorways and with Wythenshawe Park close by.

Viewing is essential to appreciate the proportions and potential of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

Glass panelled front door. Storage cupboard. Spindle balustrade staircase to first floor. Ceiling cornice. Radiator. Telephone point.

SITTING ROOM

16'0" x 14'2" (4.88m x 4.32m)

With a focal point of an attractive inglenook housing a gas fire with marble effect surround and hearth flanked by windows to the front and rear. PVCu double glazed window to the front. Television aerial point. Double doors to:

CONSERVATORY

11'42" x 10'7" (3.35m x 3.23m)

With PVCu double glazed door providing access to the rear garden and matching side screen.

DINING ROOM

13'1" x 11'5" (3.99m x 3.48m)

PVCu double glazed window to the rear. Radiator. Television aerial point. Ceiling cornice.

MORNING ROOM

13'3" x 8'8" (4.04m x 2.64m)

With PVCu double glazed window to the front. Fitted storage cupboard. Television aerial point. Radiator. Recessed tiled fireplace.

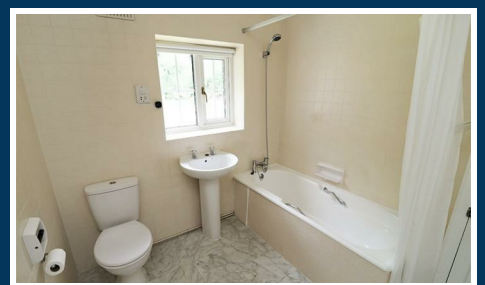
KITCHEN

11'6" x 9'0" (3.51m x 2.74m)

With wall and base units with work surface over incorporating a stainless steel sink unit with twin drainer. Space for all appliances. PVCu double glazed window to the rear. Part tiled walls. Extractor fan. Door to:

SIDE PORCH

With door to the side and access to:



CLOAKROOM

With WC and wash hand basin.

FIRST FLOOR

LANDING

PVCu double glazed window to the front. Radiator.

BEDROOM 1

14'7" x 8'8" (4.45m x 2.64m)

With PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator. Television aerial point. Picture rail.

EN-SUITE

With WC and wash hand basin. Tiled walls. Opaque PVCu double glazed window to the rear. Radiator.

BEDROOM 2

16'0" x 11'10" (4.88m x 3.61m)

With PVCu double glazed windows to the front and rear. Fitted wardrobes plus dressing table. Telephone point. Radiator.

BEDROOM 3

13'1" x 12'0" (3.99m x 3.66m)

With PVCu double glazed window to the rear. Radiator. Fitted cupboards and shelving.

BEDROOM 4

11'7" x 8'7" (3.53m x 2.62m)

PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM

8'2" x 8'0" (2.49m x 2.44m)

With a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Airing cupboard. Radiator.

OUTSIDE

GARAGE

15'2"x 8'7" (4.62mx 2.62m)

With up and over door to the front.

To the front of the property double gates lead onto the block paved drive providing ample off road parking and access to the garage and there is gated access to the rear. To the rear the gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds, mature hedge and fence borders all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "F"

TENURE

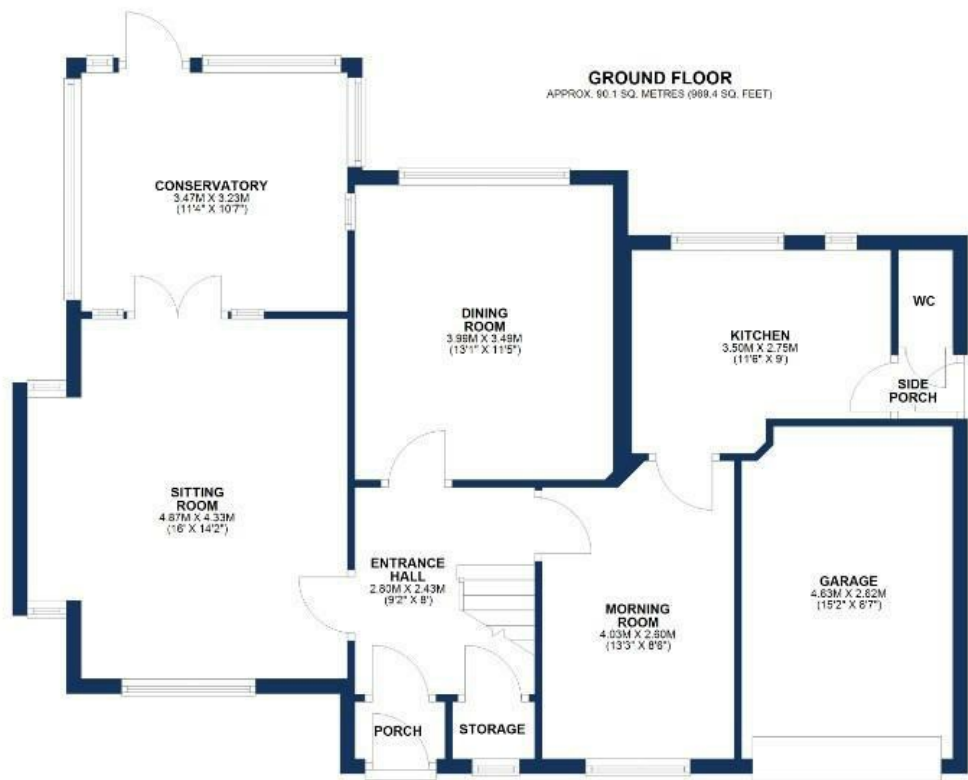
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 20/04/1937 and subject to a ground rent of £10.80pa . This should be verified by your Solicitor.

NOTE

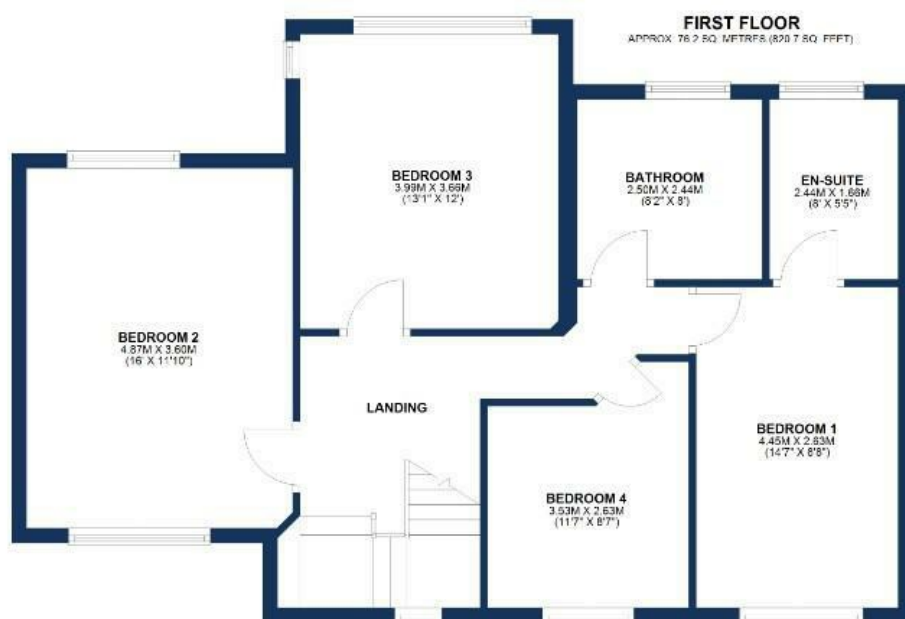
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 166.3 SQ. METRES (1790.1 SQ. FEET)
Footprint for illustrative purposes only



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