



44 PETERSFIELD DRIVE | BAGULEY

£125,000

*** NO ONWARD CHAIN *** A superbly proportioned and maintained first floor apartment. The accommodation briefly comprises large entrance hall opening onto a superb sitting / dining room which in turn leads onto the fitted kitchen. There are two double bedrooms and the accommodation is completed by the bathroom/WC. PVCu double glazing throughout. An appointment to view is highly recommended.

POSTCODE: M23 9PS

DESCRIPTION

This well maintained and generously proportioned first floor flat is ideally positioned approximately a ¼ mile from the village centre of Timperley. The accommodation comprises a welcoming entrance hall with two large storage cupboards and providing access onto the superb living room which in turn leads onto the fitted kitchen. There are two well proportioned double bedrooms and the accommodation is completed by the bathroom/WC.

The location is convenient for the surrounding network of motorways and within easy reach of Timperley village centre as previously mentioned and with the more comprehensive shopping centre of Altrincham approximately 1 ½ mile distant. The Metrolink station is also within walking distance.

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ACCOMMODATION

GROUND FLOOR

Stairs to:

FIRST FLOOR

ENTRANCE HALL

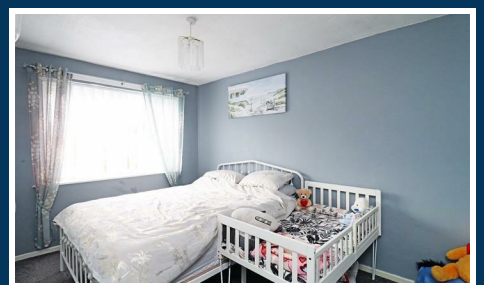
19'3" in length (5.87 in length)

With PVCu double glazed front door. Electric heater. Cornice. Laminate wood flooring. Access to large storage cupboard and separate airing cupboard housing the hot water cylinder.

SITTING / DINING ROOM

14'6" x 13'2" (4.42 x 4.01)

With ample space for living and dining suites. PVCu double glazed window overlooking the lawned gardens to the rear. Television aerial point. Telephone point. Cornice.



KITCHEN

9'9" x 6'11" (2.97 x 2.11)

With a range of fitted wall and base units with heat resistant work surfaces over incorporating a stainless steel sink unit with drainer. Space for cooker, fridge/freezer and plumbing for washing machine. Tiled splashback. PVCu double glazed window to the rear. Cornice.

BEDROOM 1

12'0" x 9'10" (3.66 x 3.00)

With PVCu double glazed window to the front. Electric heater, Telephone point.

BEDROOM 2

13'0" maximum x 8'5" (3.96 maximum x 2.57)

With PVCu double glazed window to the rear. Electric heater.

BATHROOM

6'4" x 5'5" (1.93 x 1.65)

With a white suite with chrome fittings comprising panelled bath with mixer shower, low-level WC and pedestal wash basin. Opaque PVCu double glazed window to the front. Tiled floor. Tiled splashback. Wall mounted heater.

OUTSIDE

To the front of the property stairs lead to the private front door. To the rear there are communal gardens.

SERVICES

Mains water, electric and sewerage are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

Manchester City Council Band 'A'

TENURE

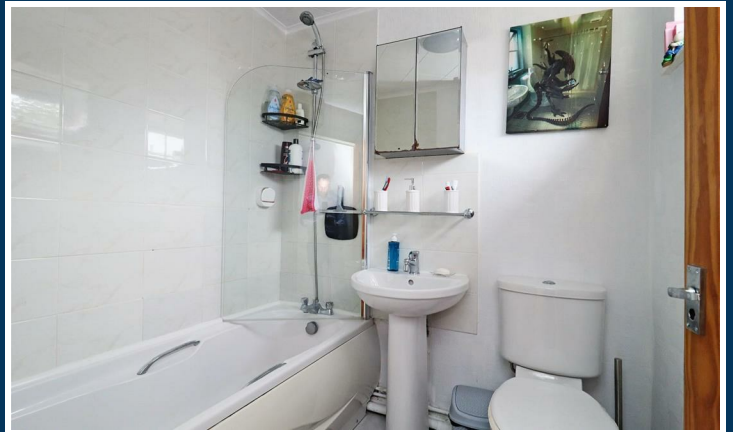
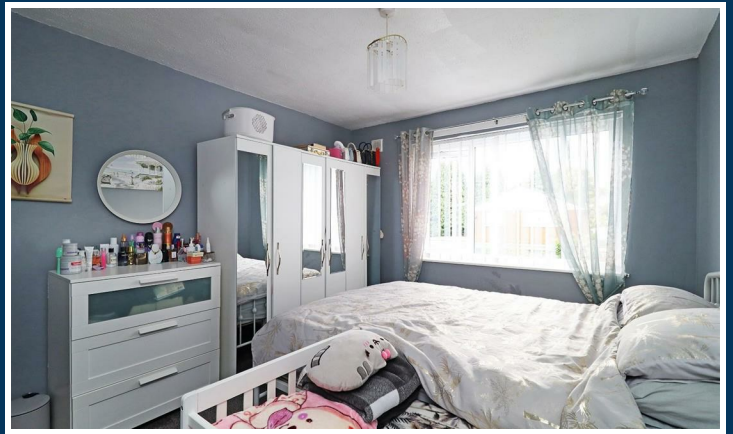
We are informed the property is held on a leasehold basis for the residue of a 126 year term commencing 2nd December 1985. Full details will be provided by our Clients Solicitor.

SERVICE CHARGE

There is currently a Service Charge payable of £32.52pcm.

NOTE

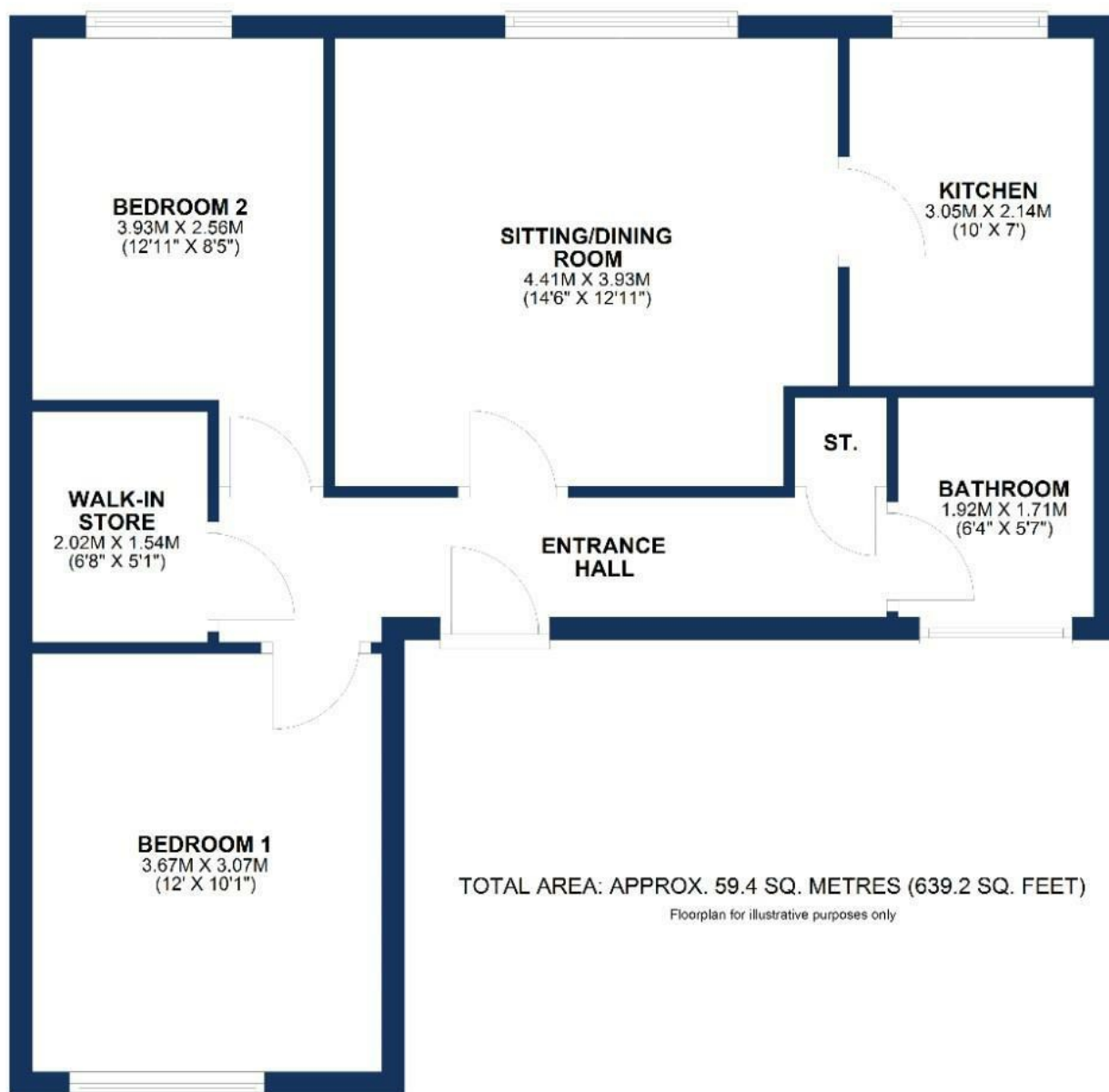
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

FIRST FLOOR

APPROX. 59.4 SQ. METRES (639.2 SQ. FEET)



TOTAL AREA: APPROX. 59.4 SQ. METRES (639.2 SQ. FEET)

Floorplan for illustrative purposes only



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