



**3 BEDLINGTON CLOSE | MANCHESTER**

**£245,000**

\*\*\*NO ONWARD CHAIN\*\*\* A superb mid terrace family home ideally located within this popular residential location. The accommodation briefly comprises welcoming entrance vestibule, sitting room, full width dining kitchen opening onto the rear gardens, three well proportioned bedrooms and bathroom/WC. A gated footpath flanked by lawned gardens can be found to the front of the property whilst to the rear the gardens are laid mainly to lawn and enjoy a high degree of privacy. The property also benefits from the use of a garage. A superb home and viewing is highly recommended.

POSTCODE: M23 9NP

## DESCRIPTION

A superbly presented and proportioned mid terrace family home situated within a popular residential locality approximately 1 mile from the shopping centre of Timperley village. With good transport services into the market town of Altrincham and ideally suited for access to the surrounding network of motorways and access to Manchester City Centre via the metrolink.

The accommodation is approached via an entrance vestibule which leads onto the superbly proportioned sitting room whilst to the rear of the property there is a full width dining kitchen fitted with a comprehensive range of light wood wall and base units and with doors providing access onto to the rear gardens. To the first floor there are three excellent bedrooms and family bathroom/WC.

To the front of the property there is gated pedestrian access to a flagged footpath flanked by lawned gardens. To the rear the gardens are laid mainly to lawn with a flagged footpath with gated access to a rear passageway.

The property also benefits from use of a garage close by.

A superbly presented family home in an ideal location and an appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

**6'3" x 4'1" (1.91m x 1.24m)**

With PVCu double glazed front door. Dual aspect opaque PVCu double glazed windows.

#### SITTING ROOM

**16'3" x 14'8" (4.95m x 4.47m)**

PVCu double glazed window to the front. Electric fireplace. Stairs with under stairs storage cupboard. Two radiators. Television aerial point. Telephone point.

#### DINING KITCHEN

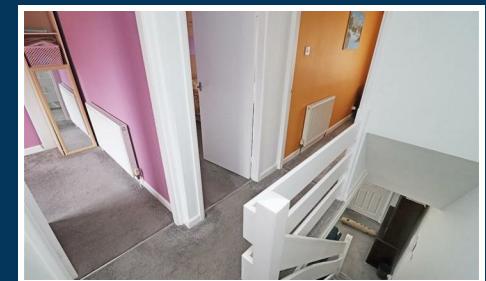
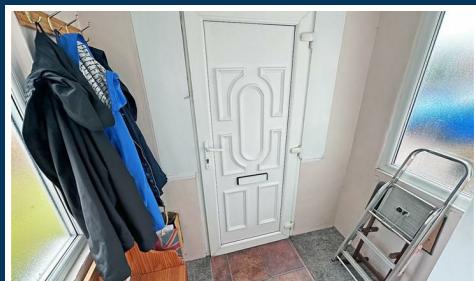
**14'8" x 8'1" (4.47m x 2.46m)**

Running the full width of the property and fitted with a comprehensive range of light wood wall and base unit with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for fridge and freezer and plumbing for washing machine. Tiled splashback. PVCu double glazed window to the rear. PVCu double glazed doors provide access to the rear gardens. Wall mounted combination gas central heating boiler.

### FIRST FLOOR

#### LANDING

Loft access hatch.



## BEDROOM 1

15'0" x 8'5" (4.57m x 2.57m)

PVCu double glazed window to the front. Fitted wardrobes plus overhead cupboard and drawers. Television aerial point. Radiator.



## BEDROOM 2

10'2" x 8'1" (3.10m x 2.46m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

6'9" x 5'9" (2.06m x 1.75m)

PVCu double glazed window to the front. Radiator. Airing cupboard.

## BATHROOM

6'3" x 6'0" (1.91m x 1.83m)

With a suite comprising walk in shower enclosure, pedestal wash hand basin and WC. Opaque PVCu double glazed window to the rear. Chrome heated towel rail. Extractor fan.



## OUTSIDE

To the front of the property there is gated pedestrian access to a flagged footpath flanked by lawned gardens. To the rear the gardens are laid mainly to lawn with a flagged footpath with gated access to a rear passageway.

The property also benefits from use of a garage close by.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

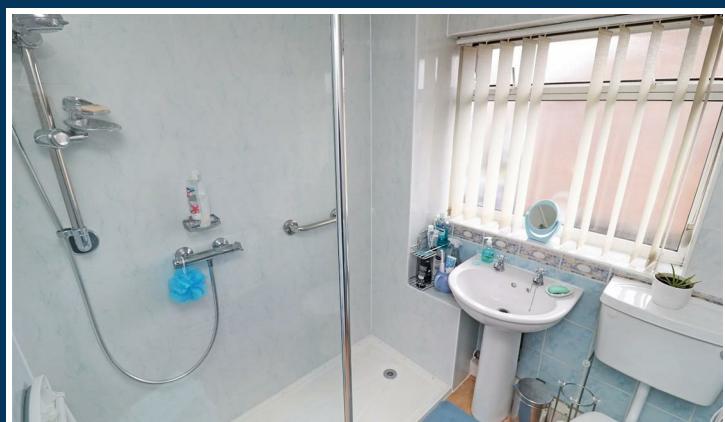
Manchester Band "B"

## TENURE

We are informed the property is Leasehold basis for the residue of a 999 year term commencing 23/03/1973 and subject to a Ground Rent of £26.00 per annum. This should be verified by your Solicitor.

## NOTE

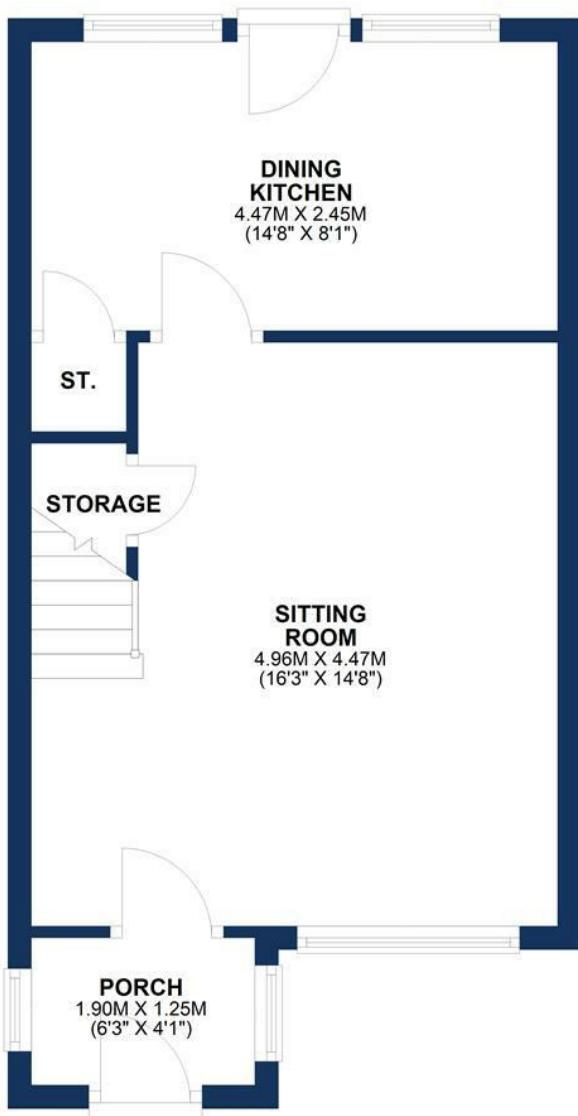
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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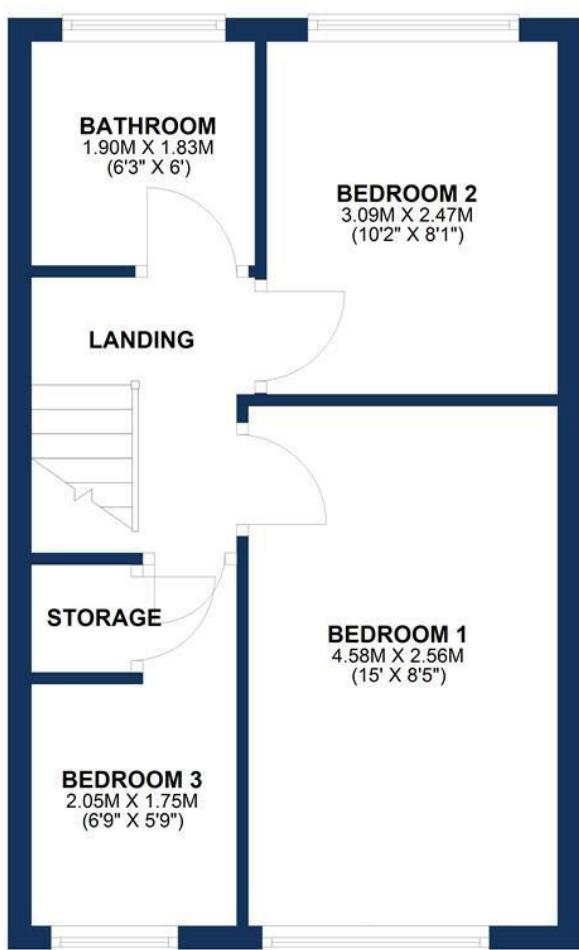
## GROUND FLOOR

APPROX. 36.2 SQ. METRES (389.4 SQ. FEET)



## FIRST FLOOR

APPROX. 33.6 SQ. METRES (361.8 SQ. FEET)



TOTAL AREA: APPROX. 69.8 SQ. METRES (751.2 SQ. FEET)

Floorplan for illustrative purposes only



**HALE BARNs**  
292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011  
E: HALEBARNs@IANMACKLIN.COM

**HALE**  
OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510  
E: HALE@IANMACKLIN.COM

**TIMPERLEY**  
385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654  
E: TIMPERLEY@IANMACKLIN.COM