Thompson's Estate Agents

## Shady Lane
Baguley M23 9EX

# Offers in Excess of £250,000





*****A WELL PRESENTED THREE-BEDROOM HOME, IDEALLY SITUATED WITHIN A QUIET RESIDENTIAL DEVELOPMENT, OFFERING EXCELLENT TRANSPORT LINKS AND CONVENIENT ACCESS TO LOCAL AMENITIES *****This attractive home offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, couples or young families alike. The property briefly comprises an entrance porch, a generous 16ft lounge and a spacious kitchen/dining area featuring a modern fitted kitchen. To the first floor are three well-sized bedrooms and a contemporary three-piece family bathroom. Externally, the property benefits from a sunny, low-maintenance rear garden and a garage providing useful additional storage or parking. Further benefits include gas central heating and double glazing throughout. Conveniently positioned within easy reach of motorway links, local bus routes and Metrolink stops, the property is also ideally located for Wythenshawe Hospital and Manchester Airport. Viewings are by appointment only and can be arranged by contacting the office





Thompson`s Estate Agents,  1-2 Atlantic Street, Altrincham, WA14 5FA
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## Porch
Composite door and double glazed window to the front.

## Lounge
Double glazed window to the front, ceiling light point, two wall lights, wall mounted radiator, carpeted flooring, plug points, television point, fireplace and surround and access into the kitchen/diner

## Kitchen/diner
Fitted with a range of white shaker style wall and base unit cupboards with roll top work surfaces and tiled splash backs. Herringbone style flooring ceiling spots lights, plug points, two double glazed windows and upvc glass door to the rear. Electric oven, electric hob, stainless steel sink with tap, space for washing machine and fridge freezer.

## First floor landing
Carpeted stairs and landing, ceiling light point and access to all first floor rooms.

## Bedroom one
Carpeted flooring, ceiling light point, double glazed window to the front, plug points and fitted wardrobes.

## Bedroom two
Carpeted flooring, ceiling light point, double glazed window to the rear, plug points and wall mounted radiator.

## Bedroom Three
Carpeted flooring, ceiling light point, double glazed window to the front, plug points and a wall mounted radiator.

## Bathroom
A modern fitted bathroom comprising of a bath with an electric shower over, hand wash basin and pedestal W.C. Tiled walls and flooring, ceiling spotlights and double glazed window to the rear.

## Outside
To the front of the property there is a garden sat behind a fence with iron gate and paved path leading to the front door. To the rear there is a spacious garden with a lawn, paved patio and path leading to to rear gate which leads to where the garage is.

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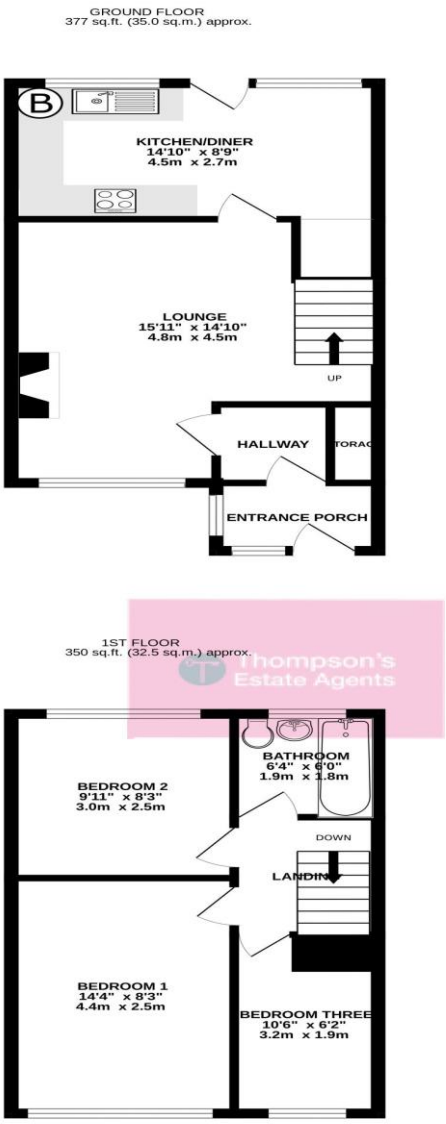



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TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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