IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

16 INGLESHAM CLOSE | BAGULEY

£259,000

NO ONWARD CHAIN A superbly proportioned end mews property occupying an enviable position at the head of a quiet cul-de-sac. The accommodation briefly comprises entrance hall, sitting room, dining kitchen with access to the rear gardens, three bedrooms and bathroom/WC. Off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with lawns beyond benefitting from a Westerly aspect to enjoy the afternoon and evening sun.

POSTCODE: M23 1LQ

DESCRIPTION

A superbly presented and proportioned modern end mews property in a popular residential location occupying an enviable position at the head of the cul-de-sac.

The accommodation is approached via a welcoming entrance hall which leads onto a superbly proportioned front sitting room whilst to the rear there is a full width dining kitchen fitted with a comprehensive range of units and with double doors leading onto the rear gardens. To the first there are three well proportioned bedrooms and bathroom/WC.

To the front of the property there is a lawned garden with adjacent tarmac driveway providing ample off road parking. There is also gated access to the rear. The gardens to the rear can be approached via the dining kitchen and feature a flagged patio seating area with superb lawned gardens beyond with fenced borders. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

Gas fired central heating has been installed together with PVCu double glazing.

A superbly proportioned home that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled composite front door. Laminate wood flooring. Radiator. Stairs to first floor.

SITTING ROOM

15'8" x 10'9" (4.78m x 3.28m)

A focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed windows to the front and side. Laminate wood flooring. Understairs storage cupboard. Radiator.

DINING KITCHEN

15'82 x 9'4" (4.57m x 2.84m)

Fitted with a comprehensive range of grey coloured wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge/freezer and plumbing for washing machine. Ample space for dining suite. PVCu double glazed windows to the side and rear. PVCu double glazed double doors to the rear gardens. Radiator. Tiled splashback.

FIRST FLOOR

LANDING

Loft access hatch. Airing cupboard housing hot water cylinder.

BEDROOM ONE
14'4" x 11'3" (4.37m x 3.43m)
Two PVCu double glazed windows to the side. Fitted wardrobe. Radiator. Telephone point.

BEDROOM TWO
9'4" x 9'0" (2.84m x 2.74m)
PVCu double glazed window to the side. Radiator. Television aerial point.

BEDROOM THREE
8'0" x 6'5" (2.44m x 1.96m)
PVCu double glazed window to the front. Radiator.

BATHROOM
8'6" x 6'2" (2.59m x 1.88m)
Fitted with a white suite with chrome fittings comprising bath with electric shower over, pedestal wash basin and WC. Opaque PVCu double glazed window to the rear. ½ tiled walls. Extractor fan. Radiator.

OUTSIDE
To the front of the property there is a lawned garden with adjacent tarmac driveway providing ample off road parking. There is also gated access to the rear. The gardens to the rear can be approached via the dining kitchen and feature a flagged patio seating area with superb lawned gardens beyond with fenced borders. The rear gardens benefit from a Westerly aspect to enjoy the afternoon and evening sun.

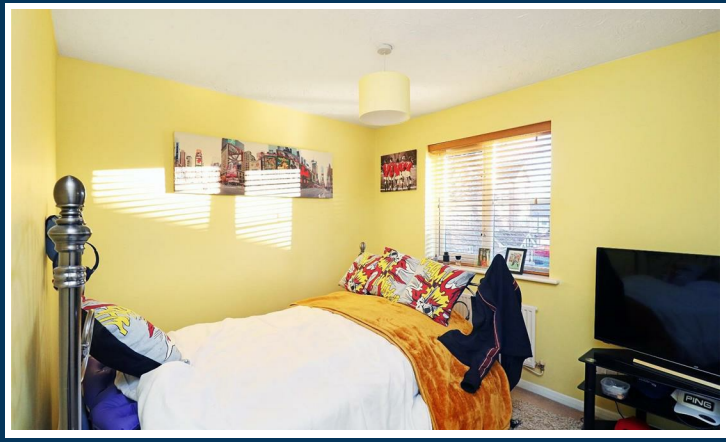
SERVICES
All mains services are connected.

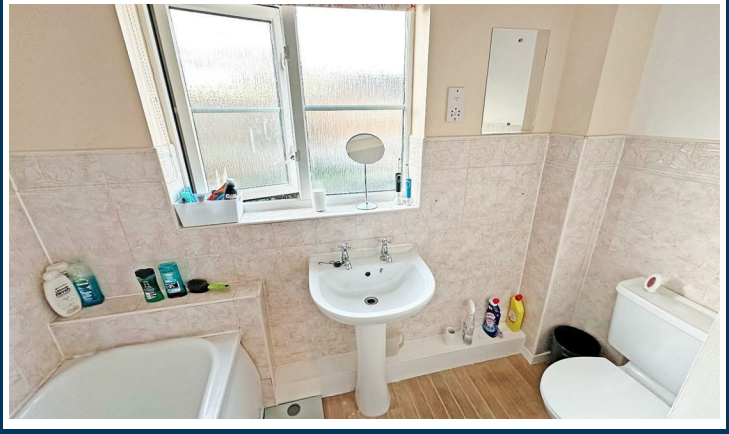
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Manchester City Council Band C

TENURE
We are informed the property is Freehold. 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. 34.2 SQ. METRES (368.4 SQ. FEET)

FIRST FLOOR
APPROX. 34.2 SQ. METRES (367.9 SQ. FEET)

TOTAL AREA: APPROX. 68.4 SQ. METRES (736.2 SQ. FEET)

Floorplans For Illustrative Purposes Only

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