IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

ROSE COTTAGE 88 SHADY LANE | BAGULEY

OFFERS OVER £250,000

NO ONWARD CHAINA charming semi detached cottage in a sought after location with extensive private lawned gardens to the rear which need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, front sitting room, dining kitchen leading onto a separate utility area with adjacent bathroom/WC and conservatory with double doors leading onto the rear garden. To the first floor are two double bedrooms and separate WC. Off road parking is provided within the driveway to the front and gated access leads to the side. Towards the rear the gardens are laid mainly to lawn with well stocked flowerbeds and benefit from a Westerly aspect to enjoy the afternoon and evening sun.

POSTCODE: M23 9NN

DESCRIPTION

A charming semi detached cottage in a sought after residential location with extensive gardens which need to be seen to be appreciated.

An enclosed porch leads onto the front sitting room with a focal point of an electric fireplace with period style surround and hearth whilst to the rear is an impressive open plan dining kitchen with modern units and an attractive stone table/breakfast bar. Also towards the rear is a separate utility area with adjacent shower room/WC and the accommodation is completed by the conservatory with double doors onto the south westerly facing gardens at the rear.

To the first floor there are two excellent double bedrooms serviced by a separate WC.

To the front of the property the block paved drive provides off road parking and extends to the side with gated access to the rear. To the rear and accessed off the conservatory there are extensive lawned gardens with well stocked flowerbeds enjoying a South Westerly aspect to enjoy the sun for the majority of the day.

The location is ideal being within easy reach of Timperley village centre with the surrounding network of motorways close by. The property is also conveniently situated for access to the Metrolink station on Southmoor Road. To conclude a charming property where viewing is essential.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded and stained effect glass panelled composite front door. PVCu double glazed window to the front. Tiled floor.

SITTING ROOM

12'11" x 11'10" (3.94m x 3.61m)

With a focal point of an electric fireplace with period style surround plus tiled insert and hearth. PVCu double glazed window to the front. Ceiling cornice. Radiator. Television aerial point.

DINING KITCHEN

15'1" x 10'11" (4.60m x 3.33m)

With a comprehensive range of high gloss wall and base units with work surface over incorporating Belfast style sink unit with drainer. Integrated oven/grill plus 4 ring hob with stainless steel extractor hood. Integrated microwave. Tiled splashback. Two PVCu double glazed windows to the side. Recessed low voltage lighting. Radiator. Tiled floor. Stairs to first floor. Access to:

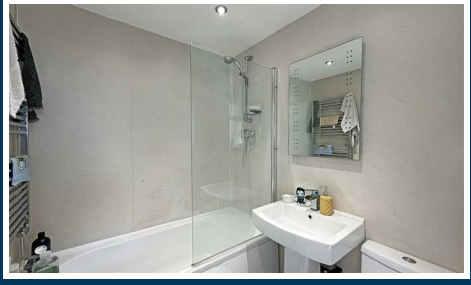
UTILITY

With leaded and stained effect PVCu double glazed window to the rear. Plumbing for washing machine. Fitted work surface.

CONSERVATORY

10'11" x 8'9" (3.33m x 2.67m)

PVCu double glazed doors to the rear garden.



BATHROOM
6'4" x 5'5" (1.93m x 1.65m)
Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Chrome heated towel rail. Extractor fan.

FIRST FLOOR

LANDING
Loft access hatch. Storage cupboard. Cupboard housing gas central heating boiler.

BEDROOM 1
12'11" x 8'2" (3.94m x 2.49m)
Loft access hatch. Storage cupboard. Cupboard housing gas central heating boiler.

BEDROOM 2
10'2" x 9'2" (3.10m x 2.79m)
PVCu double glazed window overlooking the rear garden. Radiator.

WC
With WC and vanity wash basin. Chrome heated towel rail. PVCu double glazed window to the side. Recessed low voltage lighting.

OUTSIDE
To the front of the property the block paved drive provides off road parking and gated access leads to the rear. The driveway is flanked by mature hedge borders.

To the rear the gardens are laid mainly to lawn and are a particular feature of the property with well stocked flowerbeds and fence borders. The gardens benefit from a South Westerly aspect to enjoy the sun for the majority of the day. There is aslo access to a rear storage area.

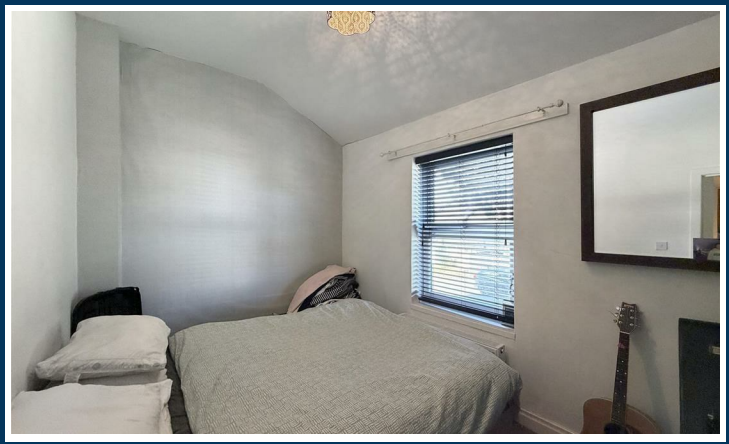
SERVICES
All main services are connected.

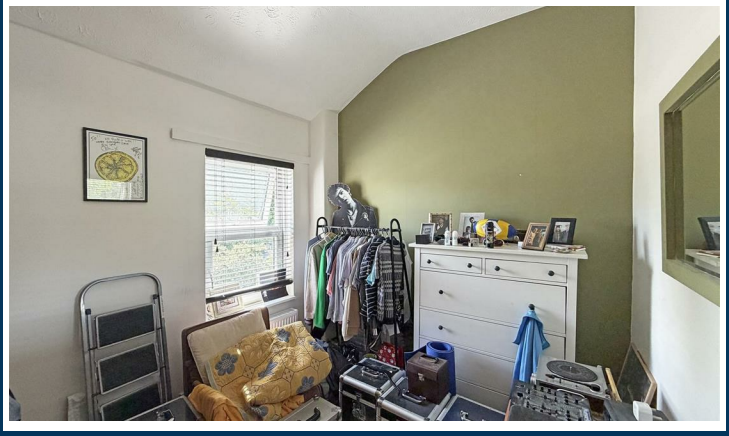
POSSESSION
Vacant possession upon completion.

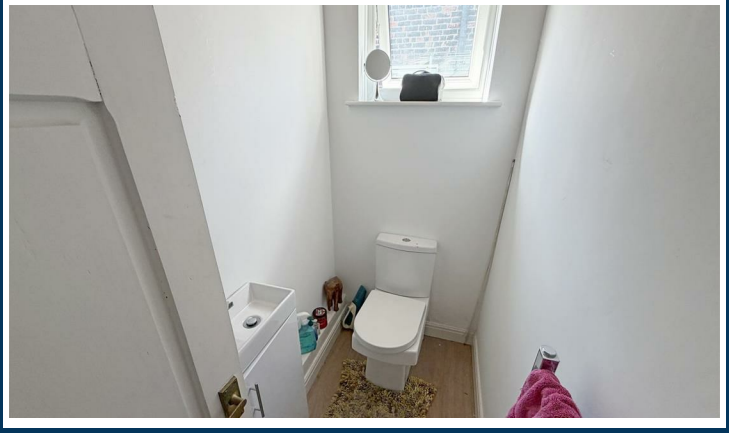
TENURE
We are informed the property is Freehold.. This should be verified by your Solicitor.

COUNCIL TAX
Manchester Band "C"

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







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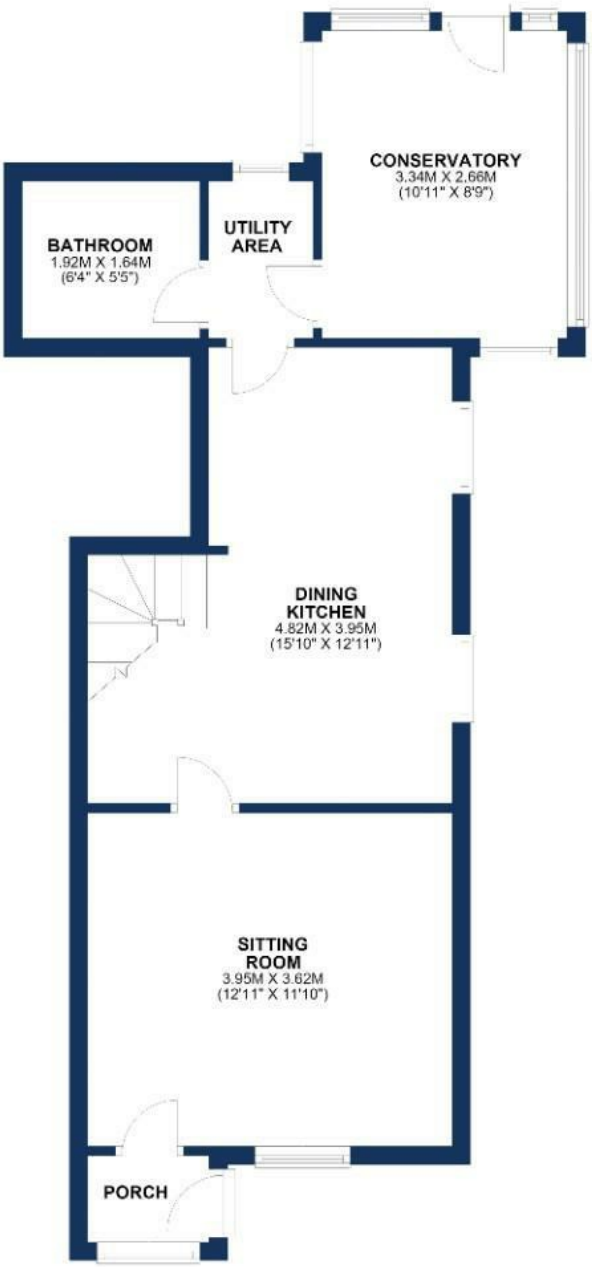
GROUND FLOOR

APPROX. 47.2 SQ. METRES (508.4 SQ. FEET)



FIRST FLOOR

APPROX. 25.8 SQ. METRES (278.1 SQ. FEET)

TOTAL AREA: APPROX. 73.1 SQ. METRES (786.5 SQ. FEET)

Floorplan for illustrative purposes only

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