



***** NO CHAIN ***** A well kept family home offering the opportunity for you to add your own stamp and make it your own. Located on a quiet cul-de-sac, this well proportioned semi detached benefits from three good sized bedrooms, a large lounge, kitchen/diner, three piece bathroom, garden and large driveway to the front and a private and sunny rear garden. The property is gas central heated and double glazed throughout. Ideally located within a quiet residential development with easy access to motorway links and public transport links such as local bus stops and Metrolink stops PLUS within easy access to Wythenshawe Hospital and Manchester Airport. Viewings are highly recommended and can be arranged by contacting the office.





**Thompson's
Estate Agents**

**Appledore Drive
Baguley M23 9WW**

Entrance Hall

Upvc door to the front, recessed floor mat, ceiling light point and floor to ceiling cupboard with gas and electric meters.

Lounge

Large double glazed window to the front, carpeted flooring, ceiling light point, two wall lights, two wall mounted radiators, plug points, television point and electric fireplace with tiled hearth and brick surround and mantel. Carpeted stairs to the first floor with understairs storage cupboard.

Kitchen/Diner

Fitted with a range of wall and base units and roll top worksurfaces with tiled splash backs, sink with mixer tap and space for washing machine and cooker. Tiled flooring, two ceiling light points, new Upvc half glass door and double glazed windows to the rear, plug points, storage cupboard and wall mounted radiator.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, plug points, loft hatch and access to all rooms.

Bedroom One

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

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, large storage cupboard with combi boiler and wall mounted radiator.

Bathroom

Three piece bathroom suite comprising of a bath with electric shower over, handwash basin and pedestal W.C. Vinyl flooring, ceiling light point, double glazed window to the rear and wall mounted radiator.

Outside

To the front of the property there is a well kept garden, with a paved driveway to the front and side suitable for off road parking for a couple of cars and wooden gate to access the rear garden. To the rear you will find a private, yet sunny garden with a lawn and flower beds.

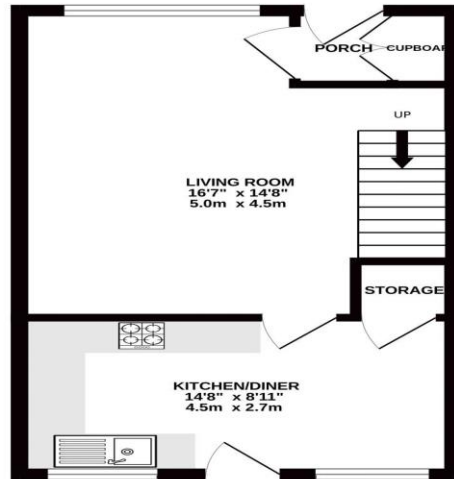




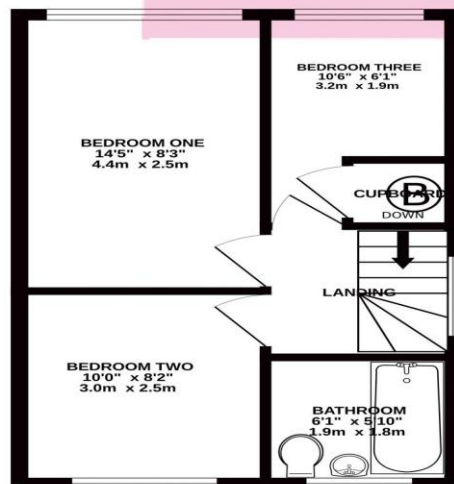
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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 732sq.ft. (68.0 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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