



## 12 TOTTENHAM DRIVE | BAGULEY

£375,000

An extended well presented semi detached family home with superb south facing gardens and positioned in a popular residential location. The generously proportioned accommodation briefly comprises enclosed porch, entrance hall, bay fronted sitting room whilst to the rear is an impressive open plan living dining kitchen with sliding doors to the rear gardens, four bedrooms and bathroom with separate WC to the first floor. Off road parking within the driveway to the front and southerly facing gardens to the rear which enjoy the sun all day and are laid mainly to lawn. Viewing is highly recommended.

POSTCODE: M23 9WZ

## DESCRIPTION

This extended semi detached family home occupies an excellent plot with southerly facing gardens to the rear and driveway providing off road parking to the front. The location is ideal being positioned approximately 1 mile from Timperley village and with excellent transport links into the market town of Altrincham and Manchester City Centre. The property also lies within easy reach of the surrounding network of motorways.

The accommodation is approached beyond an enclosed porch which leads onto the welcoming entrance hall. To the front of the property is a bay fronted sitting room. Positioned towards the rear and forming part of the extension is an impressive open plan space incorporating the fitted kitchen and living and dining areas. From the living area there is access onto the south facing rear gardens.

At first floor level there are four well proportioned bedrooms all serviced by the modern bathroom with separate WC.

As previously mentioned the flagged drive to the front provides off road parking. Towards the rear and accessed via the open plan living space is a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

6'6" x 4'7" (1.98m x 1.40m)

With glass panelled composite front door. Tiled floor. Plumbing for washing machine.

#### ENTRANCE HALL

11'0" x 7'4" (3.35m x 2.24m)

With glass panelled door. Tiled floor. Spindle balustrade staircase to first floor. Radiator. Recessed low voltage lighting. Under stairs storage cupboard. Telephone point.

#### SITTING ROOM

16'0" x 9'1" (4.88m x 2.77m)

PVCu double glazed bay window to the front. Laminate flooring. Radiator. Ceiling cornice. Recessed low voltage lighting. Television aerial point.

#### LIVING DINING KITCHEN COMPRISING:

31'0" x 16'10" (9.45m x 5.13m)

#### DINING KITCHEN

Fitted with a comprehensive range of blue wall and base units with contrasting white marble effect work surfaces over incorporating sink unit. Central island with further storage and breakfast bar. Integrated oven/grill plus combination oven and four ring induction hob with extractor hood over. Integrated fridge freezer and dishwasher. Ample space for dining suite. Laminate flooring. Radiator. Opaque PVCu double glazed window to the side and PVCu double glazed window to the rear. Recessed low voltage lighting. Opening to:



## LIVING AREA

Ample space for living suite. Laminate flooring. Television aerial point. Radiator. Bi fold doors to the rear patio with lawned gardens beyond.

## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

12'3" x 9'1" (3.73m x 2.77m)

PVCu double glazed window to the front. Laminate flooring. Radiator. Television aerial point.

### BEDROOM 2

11'1" x 9'11" (3.38m x 3.02m)

PVCu double glazed window to the rear. Laminate flooring. Radiator.

### BEDROOM 3

12'3" x 6'7" (3.73m x 2.01m)

PVCu double glazed window to rear. Radiator.

### BEDROOM 4

8'9" x 7'5" (2.67m x 2.26m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

9'11" x 5'6" (3.02m x 1.68m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower and vanity wash basin. Recessed low voltage lighting. Extractor fan. Part tiled walls. Tiled floor. Heated towel rail.

## SEPARATE WC

With WC and wash hand basin. Heated towel rail. Opaque PVCu double glazed window to the side.

## OUTSIDE

To the front of the property the flagged drive provides off road parking and there is an adjacent lawned garden. Towards the rear and accessed via the open plan living space is a patio seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also access to external water feed and power point.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Manchester Band "C"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 26/9/1969 and subject to a Ground Rent of £20.00 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. 66.2 SQ. METRES (713.0 SQ. FEET)



### FIRST FLOOR

APPROX. 45.6 SQ. METRES (491.0 SQ. FEET)



TOTAL AREA: APPROX. 111.9 SQ. METRES (1204.0 SQ. FEET)

Floorplan for illustrative purposes only



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