



100 SHADY LANE | BAGULEY

£300,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned end terraced family home in this ever popular location complete with off road parking. The accommodation briefly comprises large entrance vestibule, front living room plus rear L shaped dining kitchen with access to the garden. Three bedrooms and bathroom/WC. Off road parking within the flagged driveway to the side and with gated pedestrian access to the front with lawned gardens. The gardens to the rear and side are flagged for easy maintenance. Viewing is highly recommended.

**POSTCODE: M23 9NA**

## DESCRIPTION

This end terraced family home occupies an enviable corner plot providing off road parking and is well proportioned throughout.

The accommodation is approached via a large entrance vestibule with cloaks area which leads onto the excellent full width living room. Off the living room to the rear is an L shaped dining kitchen with access onto the rear gardens. The kitchen is fitted with a comprehensive range of wall and base units and with some integrated appliances.

To the first floor there are two double bedrooms and well proportioned single bedroom serviced by the family bathroom/WC.

Externally to the front of the property is a gated pedestrian access with footpath to the property with adjacent lawned garden. To the front and side there is also the driveway providing off road parking whilst to the side and rear the gardens have been paved for easy maintenance and can be accessed via the dining kitchen.

The location is ideal being within easy reach of Timperley village centre and with Tesco and the Metrolink also close by. A superb family home and viewing is essential to appreciate the accommodation on offer.

## GROUND FLOOR

### ENTRANCE VESTIBULE

PVCu double glazed front door with matching opaque side screen.

### LIVING ROOM

**15'8" x 14'5" (4.78 x 4.39)**

PVCu double glazed window to the front. Stairs to first floor. Telephone point. Television aerial point. Radiator. Under stairs storage cupboard.

### DINING KITCHEN

**18'8" x 14'5" (5.69 x 4.39)**

With a comprehensive range of wall and base units with natural wood heat resistant work surface over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated oven /grill plus 4 ring gas hob with stainless steel extractor hood. Integrated dishwasher. Space for fridge freezer. Plumbing for washing machine. Space for dryer. Laminate wood flooring. Opening to a large L-shaped dining kitchen with PVCu double glazed doors to the rear garden and radiator plus recessed low voltage lighting.

## FIRST FLOOR

### LANDING

Loft access hatch.

### BEDROOM 1

**14'0" x 8'2" (4.27 x 2.49)**

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



## BEDROOM 2

10'2" x 8'2" (3.10 x 2.49)

PVCu double glazed window to the rear. Radiator. Television aerial point. Recently installed combination gas central heating boiler.

## BEDROOM 3

10'1" x 6'1" (3.07 x 1.85)

PVCu double glazed window to the front. Radiator. Airing cupboard.

## BATHROOM

6'3" x 6'0" (1.91 x 1.83)

With a suite comprising panelled bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Radiator.

## OUTSIDE

To the front of the property there is a gated pedestrian access with flagged path with adjacent lanwed garden. To the front and side there is a driveway providing off road parking and the gardens to the side and rear had been flagged for easy maintenance.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

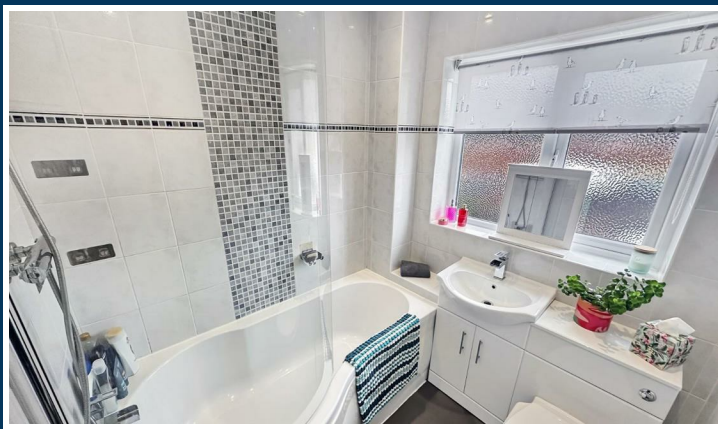
Manchester Band "B"

## TENURE

We are informed the property is held on a leasehold basis for the residue of a 999 year term commencing 23rd June 1972 and subject to a ground rent of approximately £20.00 per annum. Full details will be provided by our clients Solicitor.

## NOTE

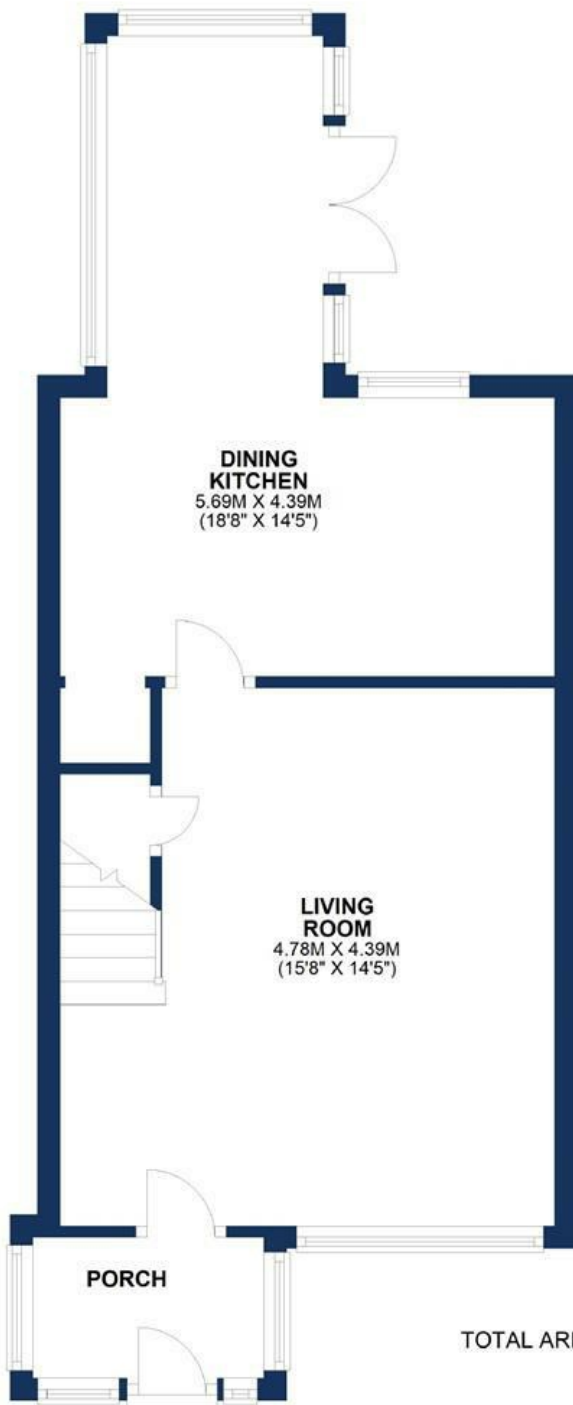
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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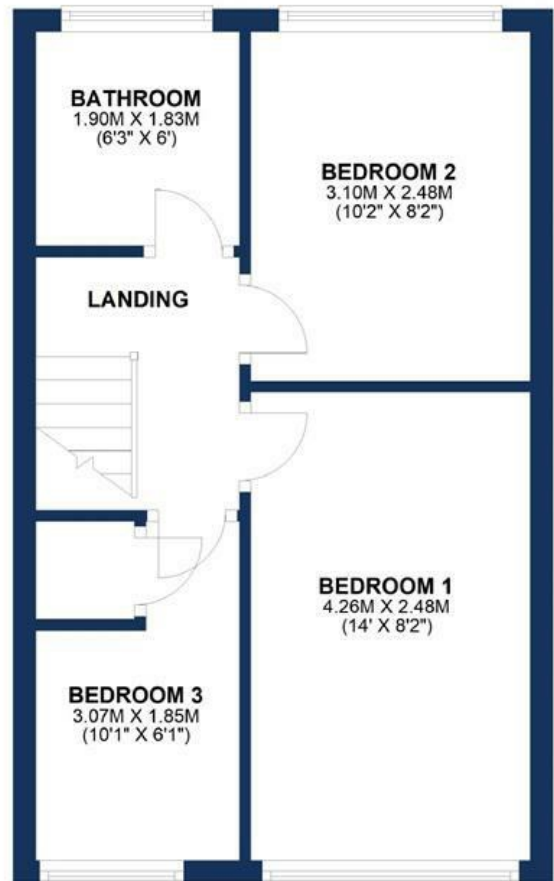
## GROUND FLOOR

APPROX. 41.2 SQ. METRES (443.6 SQ. FEET)



## FIRST FLOOR

APPROX. 32.3 SQ. METRES (347.8 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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