



## 5 BRUNSTEAD CLOSE | MANCHESTER

£200,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned mid terraced family home in a popular residential location requiring cosmetic updating but representing a great opportunity to re-model to individual taste. The accommodation briefly comprises recessed porch, entrance hallway, open plan sitting/dining room with sliding doors to the rear gardens and also opening onto the fitted kitchen, three bedrooms and bathroom with separate WC to the first floor. Off road parking within the driveway plus access to the garage. The rear gardens incorporate a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.



**POSTCODE: M23 9NY**

## DESCRIPTION

This mid terraced family home has an enviable position within this popular residential location ideally located towards the head of this quiet cul de sac. The accommodation is well proportioned throughout although in need of some cosmetic updating representing a superb opportunity to remodel to individual taste.

The accommodation is approached via a recessed porch which leads onto the entrance hallway. Towards the rear of the property is a full width open plan sitting/dining room with sliding doors which lead out onto the southerly facing rear gardens. From this open plan space there is also an opening to the kitchen fitted with a comprehensive range of units and with door leading onto the rear gardens.

To the first floor there are three well proportioned bedrooms, the two doubles benefit from fitted wardrobes and all are serviced by the family bathroom with separate WC.

To the front of the property the driveway provides off road parking and there is access to the garage at the front with up and over door and light. Towards the rear the gardens incorporate a patio seating area with lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being approximately 1 mile distant from the shopping centre of Timperley village where there are good transport services into the market town of Altrincham. The position is ideally suited for access to the surrounding network of motorways.

An appointment to view is highly recommended to appreciate the potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

**11'3" x 7'5" (3.43m x 2.26m)**

With glass panelled front door. Radiator. Stairs to first floor. Telephone point. Understairs storage cupboard.

#### SITTING/DINING ROOM

**17'5" x 15'7" (5.31m x 4.75m)**

An impressive open plan space with ample space for living and dining suites. Stone effect fireplace. Sliding door provides access onto the south facing rear gardens. Two radiators. Television aerial point. Opening to:

#### KITCHEN

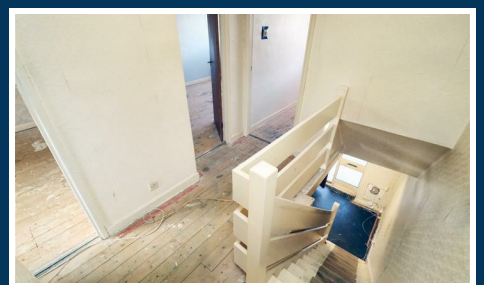
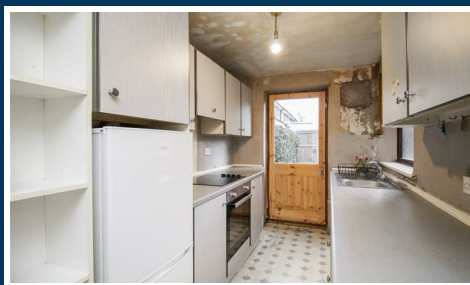
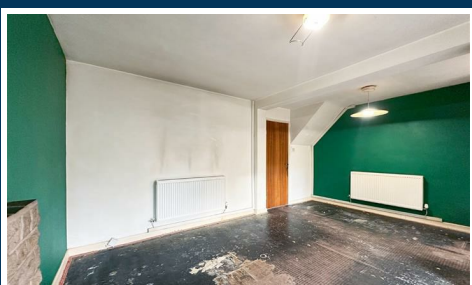
**9'11" x 6'8" (3.02m x 2.03m)**

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus space for fridge freezer and plumbing for washing machine. Window to the side. Door to the rear.

### FIRST FLOOR

#### LANDING

Loft access hatch.



## BEDROOM 1

13'0" x 9'3" (3.96m x 2.82m)

With double glazed window to the front. Radiator. Fitted wardrobes.

## BEDROOM 2

11'11" x 10'1" (3.63m x 3.07m)

With double glazed window to the rear. Fitted wardrobes.

## BEDROOM 3

8'9" x 7'6" (2.67m x 2.29m)

Double glazed window to the front. Storage cupboard. Wall mounted combination gas central heating boiler.

## BATHROOM

7'6" x 6'7" maximum measurements (2.29m x 2.01m maximum measurements)

With panelled bath and wash hand basin. Opaque double glazed window to the rear. Heated towel rail. Tiled splashback.

## SEPARATE WC

With WC.

## OUTSIDE

## GARAGE

14'11" x 9'3" (4.55m x 2.82m)

With up and over door to the front. Light.

To the front of the property the driveway provides off road parking and access to the garage.

To the rear the gardens incorporate a patio seating area which is accessed via the kitchen and sitting/dining room and has lawned gardens beyond. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

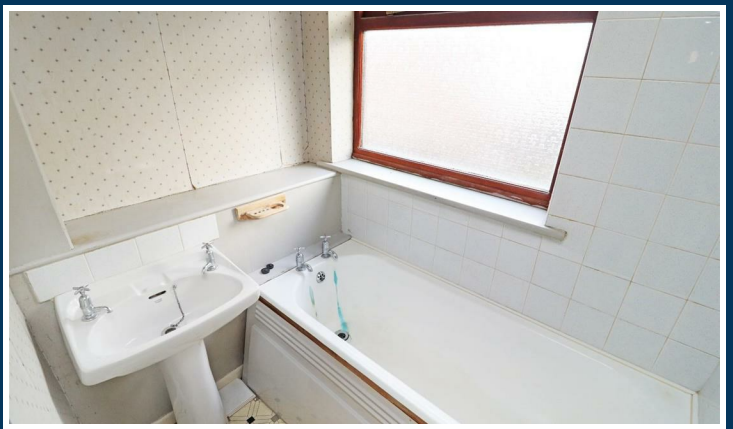
Manchester Band "B"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 02/08/1972 and subject to a Ground Rent of £26.00 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.

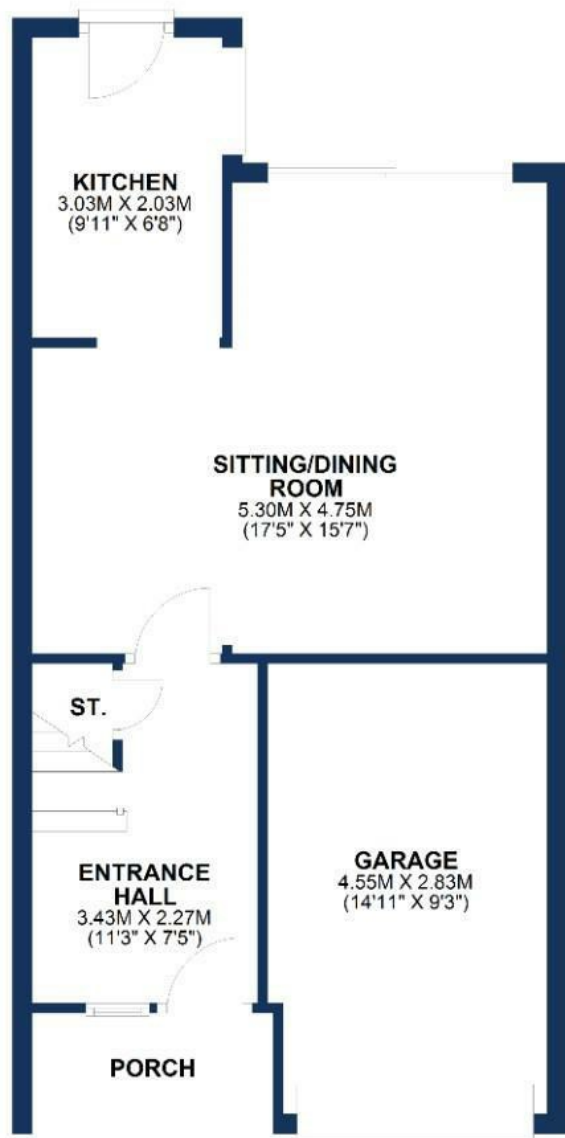


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## GROUND FLOOR

APPROX. 51.7 SQ. METRES (556.4 SQ. FEET)



## FIRST FLOOR

APPROX. 43.1 SQ. METRES (463.6 SQ. FEET)



TOTAL AREA: APPROX. 94.8 SQ. METRES (1019.9 SQ. FEET)

Floorplan for illustrative purposes only



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