



26 BRUNSTEAD CLOSE | BAGULEY

£250,000

A superbly proportioned mid terrace property with off road parking and private gardens to the rear. The accommodation briefly comprises enclosed porch, entrance hall, full width sitting/dining room with door leading onto the conservatory, fitted kitchen with white wall and base units and with access to the rear gardens, three excellent bedrooms and bathroom/WC. Off road parking within the driveway for two cars and access to the garage. To the rear the gardens are paved for easy maintenance. Viewing is highly recommended.

POSTCODE: M23 9NY

DESCRIPTION

This superbly proportioned mid terrace family home is nestled within this quiet cul de sac and needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch which leads onto the entrance hallway which in turn provides access onto a full width sitting/dining room with access onto the conservatory with rear gardens beyond. Off the reception room is a fitted kitchen with white wall and base units and also with access to the rear gardens. To the first floor there are three excellent bedrooms and a modern bathroom/WC.

Externally towards the front of the property the driveway provides off road parking and access to the integral garage. To the rear the gardens incorporate a large patio seating area for easy maintenance and enjoy a high degree of privacy.

The location is ideal being within easy reach of Timperley village centre, Wythenshawe hospital is close by as is access to the surrounding network of motorways.

ACCOMMODATION

GROUND FLOOR

PORCH

PVCu double glazed front door with matching opaque side screen. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Stairs to first floor. Telephone point. Radiator.

LIVING / DINING ROOM

16'3" x 16'3" (4.95m x 4.95m)

Space for living and dining suites. Focal point of an electric fire with granite effect insert and hearth. Television aerial point. Telephone point. Radiator. Ceiling cornice. Electric heater. PVCu double glazed doors to:

CONSERVATORY

9'2" x 7'9" (2.79m x 2.36m)

PVCu double glazed door provides access to the rear garden. Light and power. Tiled floor.

KITCHEN

10'1" x 6'4" (3.07m x 1.93m)

Fitted with a comprehensive range of white wall and base units to heat resistant work surfaces over incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for cooker. Space for fridge/freezer. PVCu double glazed window to the side. PVCu double glazed door provides access to the rear gardens. Tiled splashback. extractor fan.



FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

12'2" to wardrobe fronts x 10'0" (3.71 to wardrobe fronts x 3.05)

PVCu double glazed window to the rear. Mirror fronted fitted wardrobes. Radiator.



BEDROOM 2

13'0" x 9'1" (3.96 x 2.77)

PVCu double glazed window to the front. Radiator.



BEDROOM 3

9'0" x 7'5" (2.74 x 2.26)

Fitted storage cupboard. PVCu double glazed window to the front. Radiator. Cupboard housing combination gas central heating boiler.

BATHROOM

9'4" x 6'6" (2.84 x 1.98)

Fitted with a suite comprising bath with mains shower over, WC and wash hand basin with adjacent work surface and storage beneath. Recessed low voltage lighting. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.



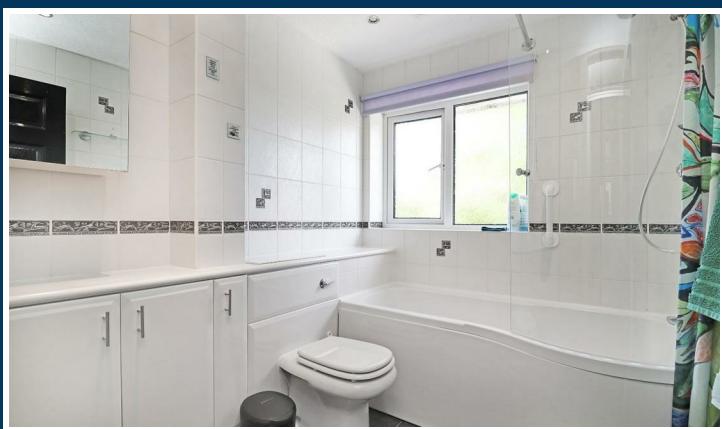
OUTSIDE

INTEGRAL GARAGE

16'9" x 8'11" (5.11 x 2.72)

With remote roller shutter door. Light and power.

To the front of the property the driveway provides off road parking and access to the garage. To the rear and accessed via the conservatory and kitchen the rear gardens have been paved for easy maintenance and enjoy a high degree of privacy. Outside water feed.



SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "B"

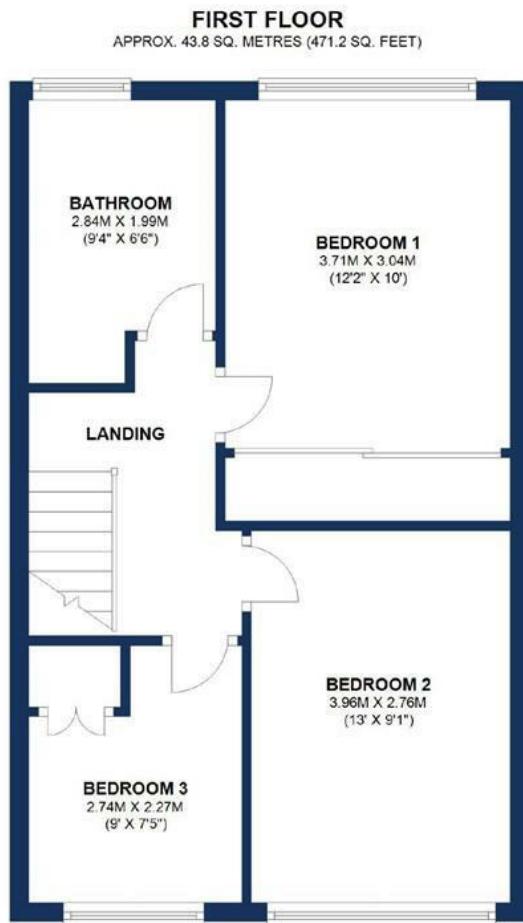
TENURE

We are informed the property is held on a Freehold basis. 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.

Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



Floorplans For Illustrative Purposes Only



HALE BARNs
292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM