

3 bed semi-detached to buy in M23

Dobbinetts Lane, Manchester
Greater Manchester, M23 9NB

£475,000 Starting Bid

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions apply.
- ✓ 3 Generous Double Bedrooms
- ✓ Large Family Bathroom
- ✓ 2 Reception Rooms

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AUCTION



Summary

- Property Type: Semi-Detached - Bedrooms: 3 - Parking: Driveway - Central Heating: Gas
- Price: Starting Bid £475,000
- Tenure: Freehold

Description

This is a unique, deceptively spacious, stunning character cottage with many original features nestled in the heart of rural south Manchester, bordering alongside Hale, Altrincham and Timperley.

There are 3 generous double bedrooms including large fitted wardrobes, one of the bedrooms has an added mezzanine for use as a private snug or home office.

A large family bathroom with a Velux roof light offering a "his & hers" sink, free standing bath and walk in shower.

To the ground floor you enter from the front door into the welcoming large dining room and delightful log burner, leading off to the fabulous lounge also with a large open fireplace and a beautiful solid oak floor between both reception rooms.

Then through glazed double doors stepping down to the most stunning kitchen/diner and utility room with W.C.

This part of the property has to be the jewel in the crown ! With an abundance of magnificent natural light from its cleverly designed lantern top roof over the marble kitchen island and Belfast sink.

This is such a sociable area seated on gingham stools over an Indian stone floor throughout.

This leads round into the generous utility room where there is an excellent arrangement of much needed storage housed around the large American style fridge freezer.

There are double French doors leading out onto the alfresco garden terrace again with uninterrupted countryside views as far as the eye can see.

The garden is that of an established "country garden" with an abundance of mature trees, shrubs and tidy borders incorporating colour and ground cover. Having 2 garden sheds that will remain with the property and a purpose built chicken coup for a few laying hens, ensuring there is a constant supply of fresh eggs .

It does have solar panels to the roof ensuring conservative running costs and fabulous countryside views from both the front and rear with a generous driveway for several cars behind wrought iron gates.

Manchester Airport is only minutes away but significantly away from the flight path.

The M6/M56 motorway network is also only minutes away as is the most convenient Metro link for the city ,and local towns.


Excellent schools with easy proximity throughout Trafford.

Large superstore convenience shops close by.

There are some fabulous country walks/ bridle paths for the family and four legged friends that will take you to The Hale Country Club and Spa, and also The famous "Bowden Rugby Club" .

All viewings will be via our "Open Day Event " by confirmed appointment only , for those ideally in a position to proceed, however we can certainly help you with the sale of yours if required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Dobbinetts Lane, Manchester, Greater Manchester, M23 9NB

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, www.pattinson.co.uk

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