



Dobbinetts Lane, Manchester
£480,000

3 bedroom semi-detached house for sale



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.

Entrance hall

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.

Kitchen/diner

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.

Utility

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.

Access

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

Rear Garden

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 .

Please note

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.

Please note

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.

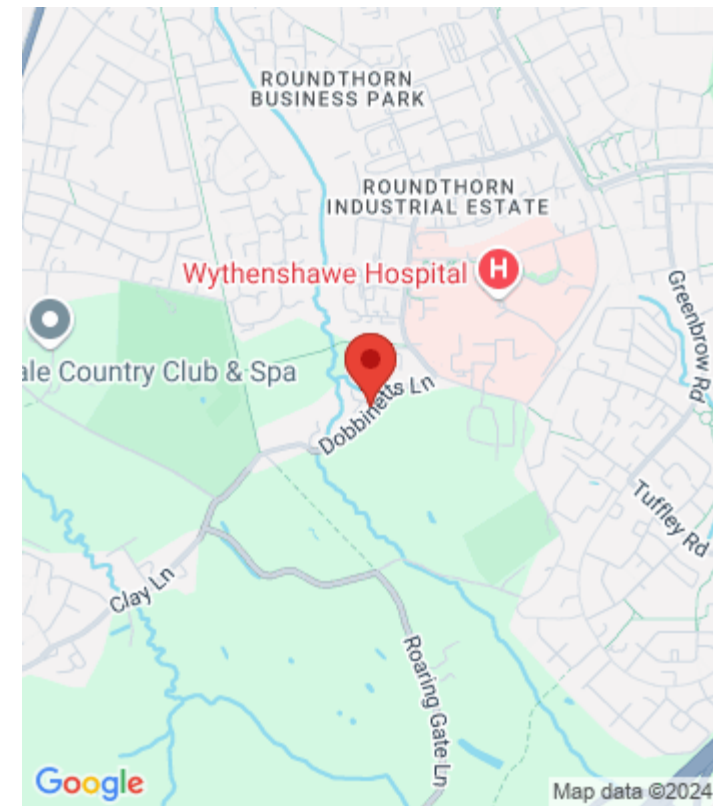
There are some fabulous country walks/ bridle paths for the family and four legged friends that will take you to The Hale Country Club and Spa, and also The famous "Bowden Rugby Club" .



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 1932 sq. ft
 FLOOR 1: 1145 sq. ft, FLOOR 2: 787 sq. ft
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft
 *Dimension created by Northern Houseworks Photo. Rounded to 0.1%



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