



35 SWAYLANDS DRIVE | SALE

£500,000

An attractive semi detached family home in this popular residential location presented to a high standard and with superb westerly facing gardens. The accommodation briefly comprises large recessed porch, entrance hall, dining room with separate sitting room with doors onto the rear gardens, fitted kitchen, cloakroom/WC, three bedrooms and modern bathroom/WC. Ample off road parking within the flagged driveway with adjacent lawned gardens. To the rear the gardens incorporate a patio seating area with superb lawns beyond enjoying a high degree of privacy and with a decked seating area to the side. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: M33 3RR

DESCRIPTION

This semi detached family home is well proportioned and beautifully presented throughout and ideally located within the catchment area of highly regarded primary and secondary schools and within walking distance of Brooklands Metrolink station.

The accommodation is approached via a large recessed porch leading onto the welcoming entrance hall. Towards the front of the property is a bay fronted dining room whilst to the rear the sitting room has double doors onto the westerly facing attractive gardens. Also towards the rear is a kitchen fitted with a comprehensive range of high gloss units and again with door to the garden. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property the flagged driveway provides off road parking and benefits from adjacent lawned gardens. There is then gated access to the side. Immediately to the rear is a large patio seating area with further decked seating area to the side. There are delightful lawned gardens with well stocked flower beds and with a high degree of privacy and benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb family home with further potential by way of extension subject to the relevant permissions being obtained. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Hardwood glass panelled front door. Natural wood flooring. Understairs storage area. Stairs returning to one side. Leaded circular window to the side.

DINING ROOM

15'0" x 11'6" (4.57m x 3.51m)

With PVCu double glazed window to the front. Radiator. Natural wood flooring. Picture rail. Ceiling cornice. Television aerial point.

SITTING ROOM

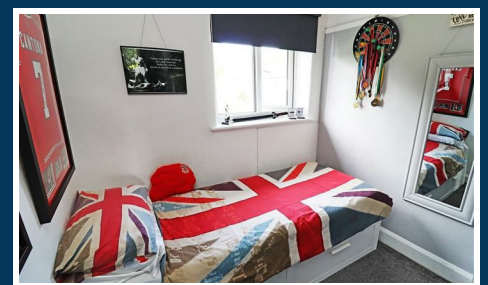
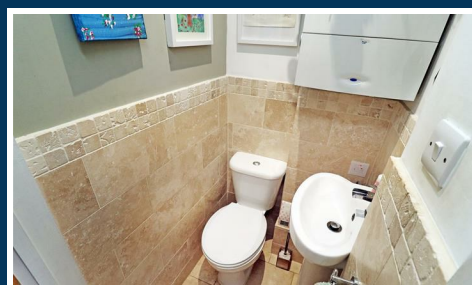
14'11" x 11'6" (4.55m x 3.51m)

With PVCu double glazed double doors leading onto the rear patio with delightful gardens beyond. Focal point of a raised log burner. Natural wood flooring. Picture rail. Radiator. Television aerial point.

KITCHEN

11'3" x 7'8" (3.43m x 2.34m)

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel extractor hood. Space for fridge freezer. Plumbing for washing machine. Integrated dishwasher. Tiled splashback. Tiled floor. Recessed low voltage lighting. PVCu double glazed door provides access to the rear garden.



CLOAKROOM

With a white suite with chrome fittings comprising WC and wash hand basin. Half tiled walls. Tiled floor. Recessed low voltage lighting. Radiator. Worcester combination gas central heating boiler.

FIRST FLOOR

LANDING

PVCu double glazed window to the front. Radiator. Picture rail. Ceiling cornice. Loft access hatch with pull down ladder to loft space.

BEDROOM 1

15'1" x 11'6" (4.60m x 3.51m)

PVCu double glazed window to the rear. Stripped and painted floorboards. Picture rail. Television aerial point. Radiator.

BEDROOM 2

14'9" x 11'10" (4.50m x 3.61m)

With PVCu double glazed bay window to the front. Radiator. Picture rail.

BEDROOM 3

10'1" x 7'9" (3.07m x 2.36m)

PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BATHROOM

11'0" x 5'3" (3.35m x 1.60m)

Fitted with a modern white suite with chrome fittings comprising panelled bath, corner tiled shower cubicle, vanity wash basin and WC. Three opaque PVCu double glazed windows to the side. Part tiled walls. Tiled floor. Chrome heated towel rail. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from adjacent lawned gardens and there is gated access to the side. To the rear and accessed via the sitting room and kitchen is a patio seating area with further decked seating area towards the side. There are external power and water feeds. The gardens are laid mainly to lawn and with well stocked flowerbeds and a high degree of privacy. The gardens also benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

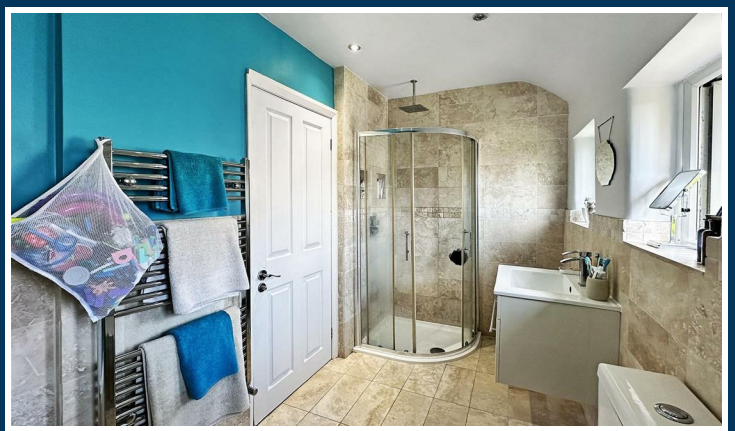
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TENURE

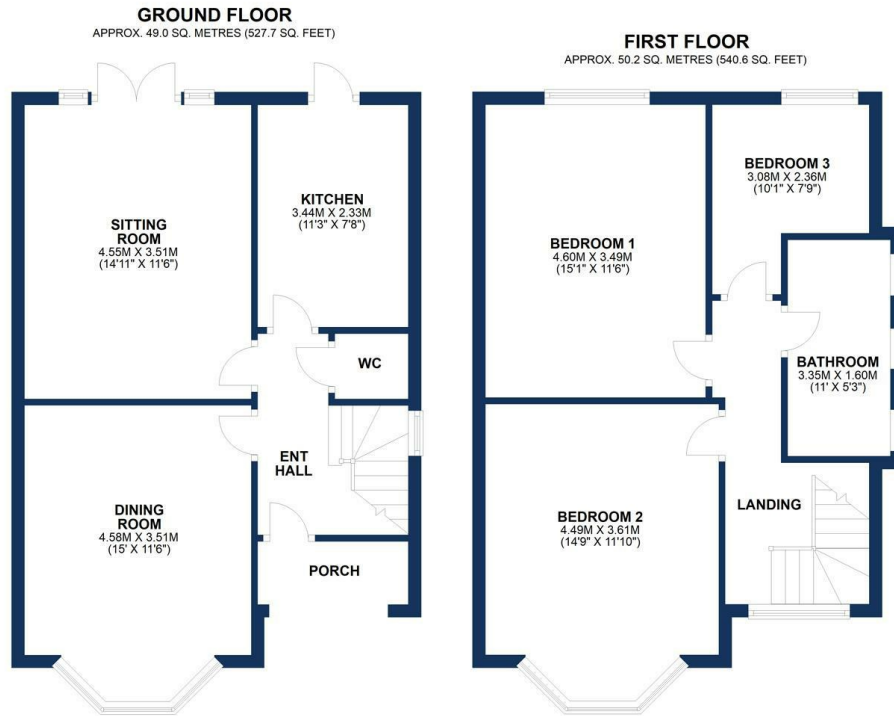
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 99.2 SQ. METRES (1068.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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