



9 SHERWAY DRIVE | TIMPERLEY

£450,000

An exceptional three bedroom detached family home in a sought after location presented to a high standard. The accommodation briefly comprises entrance hall, front sitting room opening onto a rear dining area with conservatory off leading onto the rear gardens and also with an adjacent fitted kitchen. The ground floor accommodation is completed by an inner hallway leading to the cloakroom/WC and a separate utility room with door to the side. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC. There is off road parking within the driveway whilst to the rear a patio seating area leads onto delightful lawned gardens benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 7NU

DESCRIPTION

Occupying a convenient position close to the village centre this generously proportioned and superbly presented detached family home is highly recommended.

The accommodation is approached via a large entrance vestibule which leads onto the superb open plan sitting/dining area. The dining area has access onto the rear conservatory and also an archway to the kitchen. The conservatory also provides access to the south facing rear gardens. The ground floor accommodation is completed by an inner hallway leading onto the cloakroom/WC plus separate utility room with access to the side.

To the first floor there are three well proportioned bedrooms all benefitting from fitted wardrobes and serviced by the family bathroom/WC.

Externally there is off road parking within the driveway and there is access to the side. Towards the rear is a block paved patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

An excellent family home in a superb location and an appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. PVCu double glazed window to the side. Radiator.

SITTING ROOM

18'11" x 10'5" (5.77m x 3.18m)

With PVCu double glazed window to the front. Focal point of a living flame gas fire with marble effect insert and hearth. Radiator. Television aerial point. Telephone point. Opening to:

DINING ROOM

14'1" x 8'7" (4.29m x 2.62m)

With ample space for dining suite. Radiator. PVCu double glazed double doors provide access to the conservatory and there is an archway to:

KITCHEN

10'7" x 8'4" (3.23m x 2.54m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge, washing machine and dishwasher. Tiled splashback. PVCu double glazed window to the rear.

CONSERVATORY

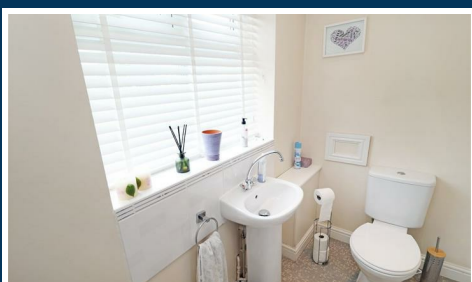
14'11" x 11'5" (4.55m x 3.48m)

With PVCu double glazed double doors to the south facing rear gardens. Light and power.

CLOAKROOM

7'6" x 5'4" (2.29m x 1.63m)

With opaque PVCu double glazed window to the front. White suite with chrome fittings comprising WC and wash hand basin. Chrome heated towel rail. Tiled splashback. Recessed low voltage lighting. Extractor fan. Access to cloaks cupboard.



UTILITY ROOM

8'1" x 8'0" (2.46m x 2.44m)

With PVCu double glazed door to the side. Light and power.

FIRST FLOOR

LANDING

10'1" x 9'10" (3.07m x 3.00m)

With PVCu double glazed window to the side. Loft access hatch with pull down ladder. Radiator. Airing cupboard housing combination gas central heating boiler.

BEDROOM 1

12'9" x 11'2" (3.89m x 3.40m)

PVCu double glazed window to the rear and opaque PVCu double glazed window to the side. Fitted wardrobes and dressing table. Radiator. Television aerial point.

BEDROOM 2

10'1" x 9'3" (3.07m x 2.82m)

PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator.

BEDROOM 3

9'6" x 6'11" (2.92m x 2.11m)

PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards. Radiator.

BATHROOM

8'11" x 6'2" (2.72m x 1.88m)

Fitted with a white suite with chrome fittings comprising shower enclosure with mains shower, vanity wash basin and WC. Heated towel rail. Tiled splashback. Opaque PVCu double glazed window to the rear. Extractor fan.

OUTSIDE

To the front of the property there is off road parking within the driveway and gated access to the side. To the rear and accessed via the conservatory is a block paved patio with superb lawned gardens beyond with well stocked flowerbeds and fence borders. 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:

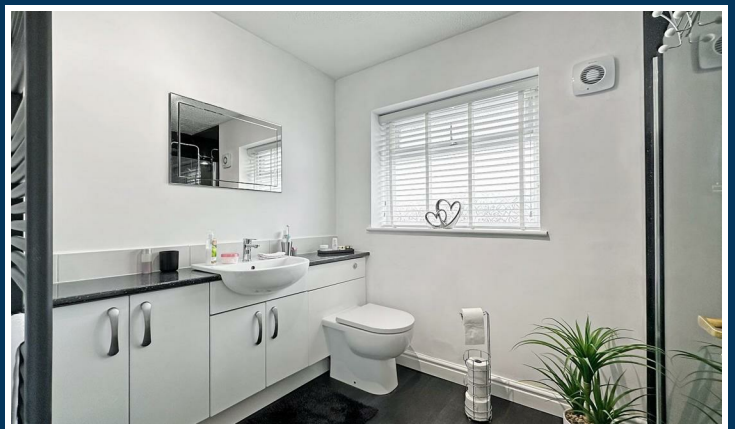
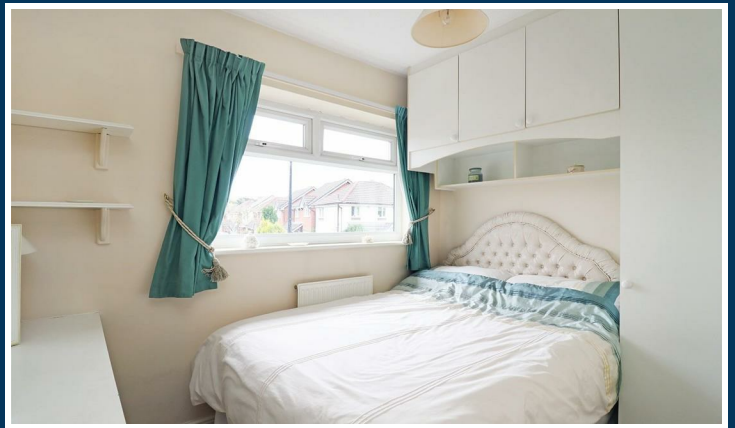
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TENURE

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

NOTE:

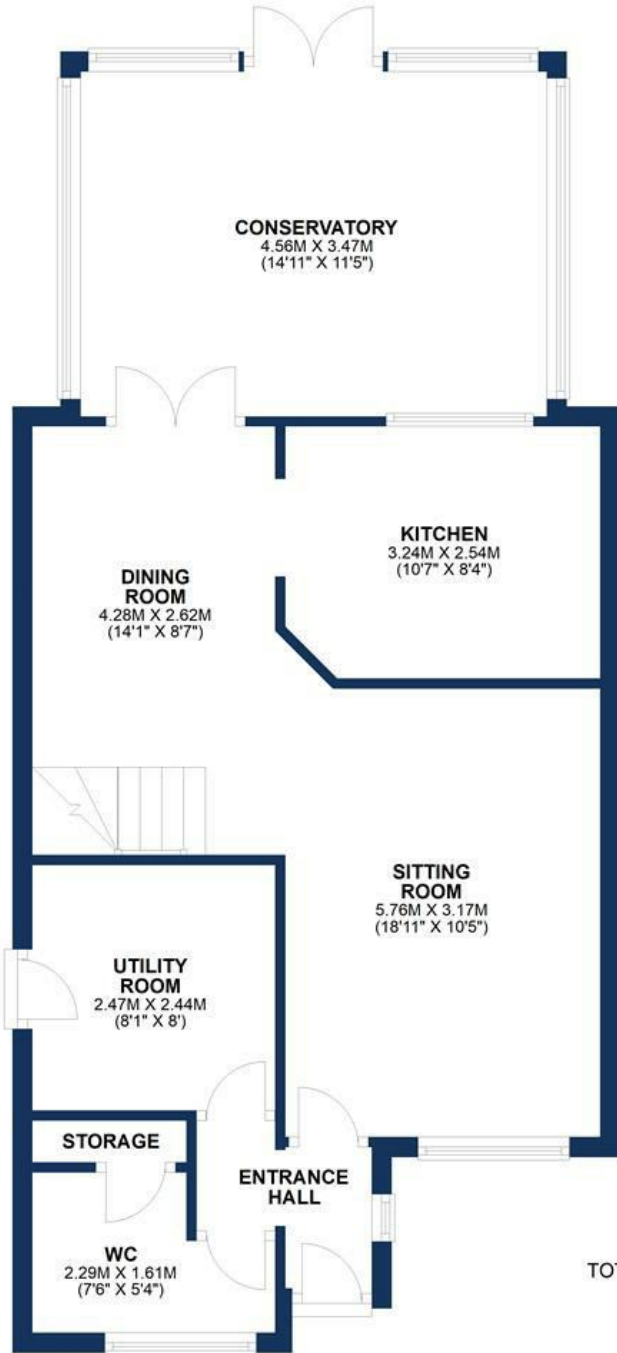
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 63.8 SQ. METRES (687.1 SQ. FEET)



FIRST FLOOR

APPROX. 40.8 SQ. METRES (439.3 SQ. FEET)



TOTAL AREA: APPROX. 104.6 SQ. METRES (1126.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARN S

292 HALE ROAD, HALE BARN S
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@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