



27 CHERRY TREE ROAD | MANCHESTER

OFFERS OVER £450,000

NO ONWARD CHAIN Set beyond a long lawn and driveway a semi detached chalet style home of generous size with gas central heating and double glazing. Entrance hall, L shaped sitting room/dining room, fitted breakfast kitchen, two ground floor double bedrooms, bathroom/WC and cloakroom/WC, two first floor double bedrooms. Attached garage and car port. Partly paved and lawned gardens to the rear screened by a variety of mature trees. Viewing is highly recommended.

POSTCODE: M23 9BY

DESCRIPTION

Forming part of a highly regarded location this unusual chalet style home stands within mature grounds with ample parking to the front and private gardens to the rear incorporating a paved terrace and lawn.

The accommodation, as will be seen from the floor plan has been thoughtfully arranged including a sitting room/dining room with a double glazed french window opening onto the gardens to the rear together with a fitted breakfast kitchen. There are two ground floor bedrooms, one of which could be a separate dining room if required together with the bathroom/WC and cloakroom/WC.

An open staircase with a wrought iron balustrade leads to the first floor where there are two further generous double bedrooms and externally there is both an attached garage and car port.

The location is also ideal being well placed for access to the surrounding network of motorways and both road and rail links into Manchester and surrounding areas.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'6" in length (4.42m in length)

PVCu panelled/glazed entrance door. Radiator.

LIVING/DINING ROOM

24'4" x 15'11" (7.42m x 4.85m)

With dining area to the rear from which a PVCu double glazed french window opens onto the paved terrace and garden. A focal point is the brick effect fireplace surround and living flame gas coal fire framed in brass. Two radiators. Two wall light points. An open staircase with a wrought iron balustrade leads to the upper floor.

BREAKFAST KITCHEN

14'6" x 11'9" (4.42m x 3.58m)

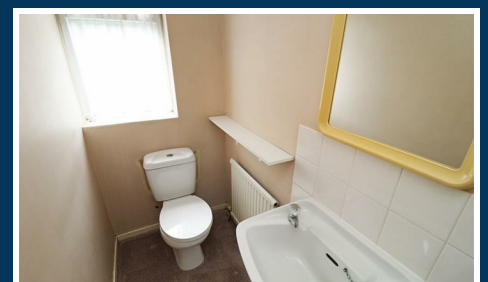
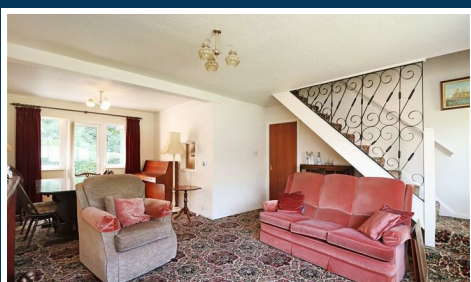
Double drainer stainless steel sink with cupboards beneath and an extensive range of matching base and wall cupboards in tiled surrounds and with recesses for a gas cooker, washer, dishwasher etc. Vinyl flooring. Radiator.

HALL TO:

BEDROOM 1

14'0" x 12'2" (4.27m x 3.71m)

Double glazed windows on two sides. Radiator.



BATHROOM

8'10" x 7'2" (2.69m x 2.18m)

Tiled walls and pastel coloured suite including a panelled bath with shower above, pedestal wash basin and low level WC. Chrome heated towel rail.

CLOAKROOM

Low level WC and pedestal wash basin. Tiled above. Radiator.

BEDROOM 2

13'11" x 10'0" (4.24m x 3.05m)

Radiator.

FIRST FLOOR

LANDING

BEDROOM 3

14'8" x 14'2" (4.47m x 4.32m)

Radiator.

BEDROOM 4

14'8" into the dormer window x 12'10" (4.47m into the dormer window x 3.91m)

Radiator.

OUTSIDE

ATTACHED GARAGE

17'0" x 8'2" (5.18m x 2.49m)

Up and over door. Recently installed Worcester wall mounted gas central heating boiler.

ATTACHED CAR PORT

17'6" x 8'9" (5.33m x 2.67m)

Additional parking for three or four vehicles within the block paved driveway.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "D"

TENURE

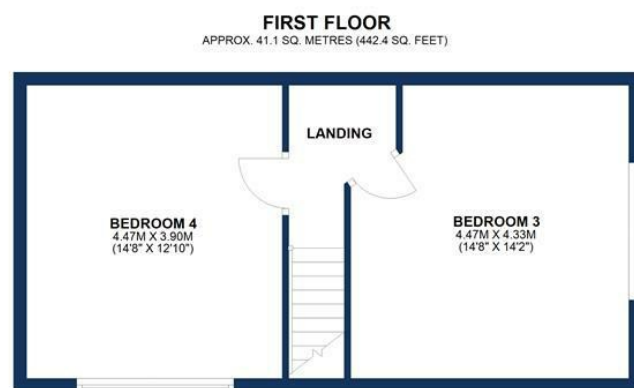
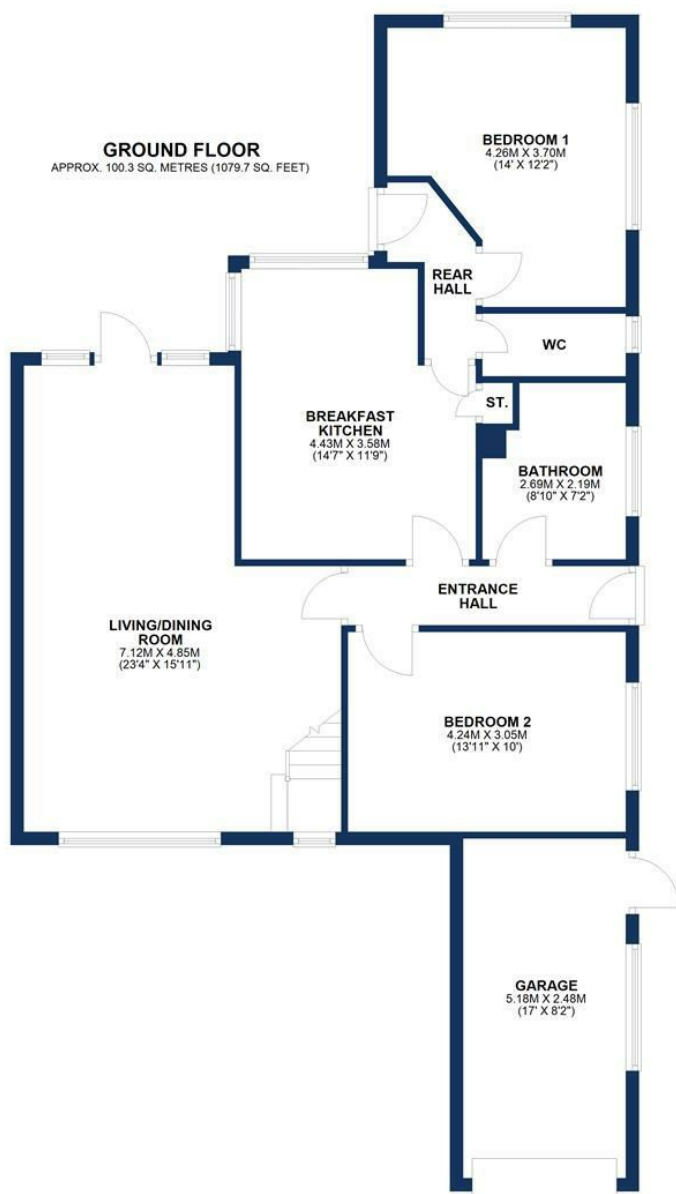
We are informed the property is Freehold. This should be verified by your Solicitor.

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. 141.4 SQ. METRES (1522.1 SQ. FEET)
Floorplan 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