



Heyes Leigh, Heyes Drive | | Timperley | WA15 6EY

£450,000



SHEPPARD & CO

Heyes Leigh, Heyes Drive |
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- Spacious and versatile family home extending to around 1,400 sq ft
- Peaceful cul-de-sac location
- Bright open-plan living and dining area
- Ground floor bedroom or home office with adjoining shower room
- Conservatory overlooking the garden
- Private rear garden with patio and raised deck for outdoor entertaining

Tucked away in a peaceful cul-de-sac, this deceptively spacious family home offers versatile accommodation extending to around 1,400 sq ft, set across three well-planned levels. Perfectly positioned within walking distance of Timperley Village, the Metrolink and a choice of outstanding local schools, this property is ideal for families and professionals alike.

The flexible layout allows the home to be configured as either three or four bedrooms, with multiple reception areas offering great adaptability for modern living.

To the ground floor, the welcoming entrance hall leads to a cosy snug which opens through to a bright conservatory overlooking the garden. There is also a practical utility room, a shower room and an additional bedroom ideal for guests or multi-generational living.

The first floor features a superb open-plan living and dining area, filled with natural light and perfect for entertaining, which flows seamlessly into a modern fitted kitchen.

To the top floor are two generous double bedrooms and a contemporary family bathroom. The property also benefits from excellent built-in storage throughout.

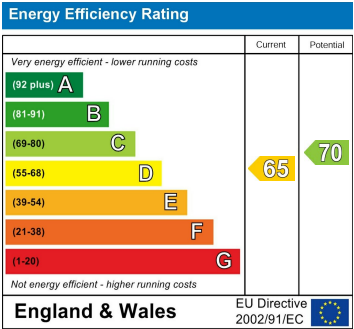
Externally, there is ample driveway parking to the front and a paved garden to the side, while the rear enjoys a private garden with a patio, lawn and raised deck, perfect for outdoor dining and relaxation. Ideally located just a short walk from Timperley Village and The Metro, Heyes Leigh is also within catchment for several of the area’s highly regarded primary and secondary schools, making it a superb choice for growing families.



TOTAL FLOOR AREA : 129.8 sq.m. (1397 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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