

ANY
PART EXCHANGE
WELCOME



Sanctuary Mews

Jamie Webb Drive, Handforth, Wilmslow, SK9 3BF.

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Sanctuary Mews, Jamie Webb Drive, Handforth, Wilmslow, SK9 3BF.

Gated community for Over 55's, THREE BEDROOMS, One Ground Floor (TWO EN-SUITE), NHBC Build Warranty (Until 2032), Exclusive Clubhouse (Including a Luxury GYM and SPA) Residents lounge, Function Room.& Meeting Room • ANY PART EXCHANGE WELCOME

Located in a charming setting with landscaped gardens, shops, supermarkets and amenities are all on your doorstep. Good public transport links and easy access in your car to the road and motorway network. The property comes with an allocated parking space.

When entering the property you immediately notice the highest standard of finish and quality throughout. Moving through the hallway it opens up to the Family Room/Bedroom 3, Shower Room and Fully Fitted Kitchen with High End Appliances. The spacious Open Plan Lounge/Dining area benefits from a Media Wall with built in fire-place. Patio doors take you outside into the courtyard where 2 sheds are located. Wildlife and many varieties of birds visit to feed on the food that the current owners provide for them.

On the First Floor there are 2 Large Bedrooms, both with their own En-Suites, offer you plenty of space, storage and Luxury with soft furnishings and different light fittings.

There is a Clubhouse for residents, offering space for hair and beauty treatments, Spa, Hot-tub, Gym, Sauna and Steam room. A residents Lounge and Function Room for events. The steel structure to house a lift is in place at the property.

The Current Owners Love:

- Club House Facility - fantastic standard
- Quality/Standard of finish throughout the home
- Both like the bird life, back to nature, a variety of bird species visit

We Have Noticed:

- Great location, handy for Marks and Spencers
- Move straight into the property
- High quality integrated appliances







Key Features:

- Gated Community for Over 55's
- NHBC Warranty until 2032
- Low Maintenance Home
- Great Location Close to shops
- Lock up and Go property
- Highest Quality Finish Throughout
- Exclusive Club House offering amenities to Residents Only

Tenure: Leasehold

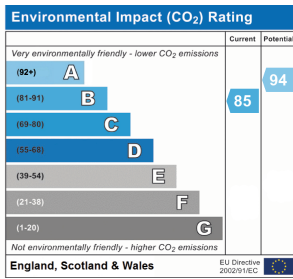
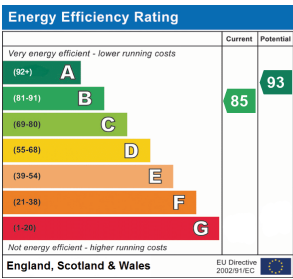
Council Tax Band: E

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

- Ground Floor**
- Hallway**
- Family Room/Bedroom 3** 11'3" x 10'4" (3.45m x 3.16m)
- Family Room/Bedroom 3** 8'8" x 6'11" (2.65m x 2.12m)
- Kitchen** 13'6" x 9'5" (4.14m x 2.89m)
- Shower Room**
- Open Plan Lounge/Diner** 23'5" x 12'7" (7.15m x 3.85m)
- First Floor**
- Bedroom 1** 27'8" x 10'1" (8.44m x 3.08m)
- En-Suite**
- Bedroom 2** 27'8" x 9'6" (8.44m x 2.90m)
- En-Suite**
- External**
- Patio Area**

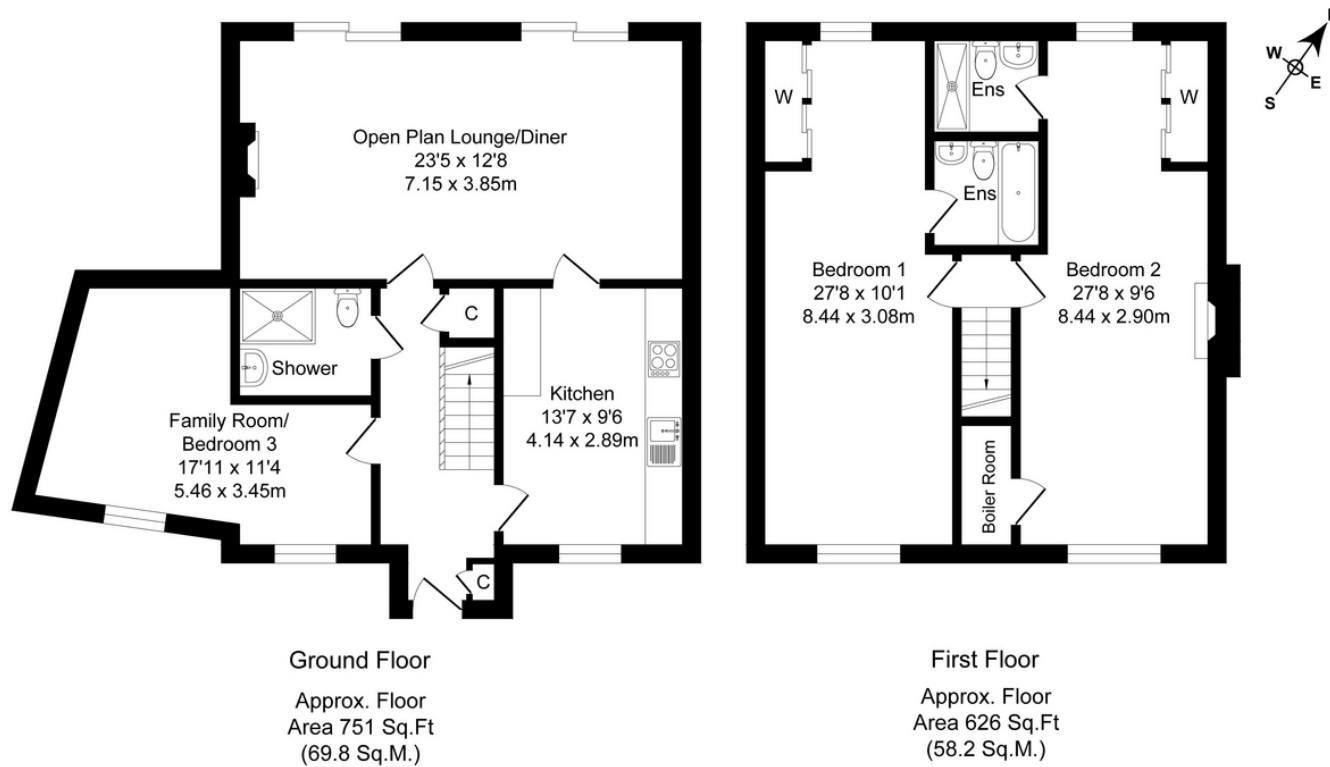




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.

Total Approx. Floor Area 1377 Sq.ft. (128.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.