

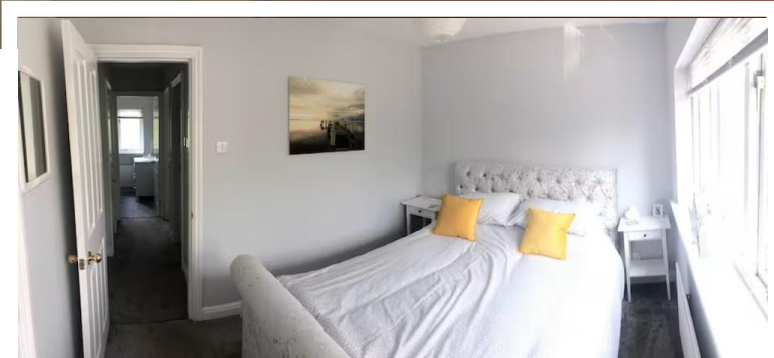


**Barford Drive**  
**Wilmslow, SK9 2GB**

- WITHIN A WELL REGARDED LOCATION
- A THREE BEDROOM HOUSE
- NO CHAIN
- HALL, LOUNGE/DINING ROOM
- KITCHEN, 3 BEDROOMS, BATHROOM
- GARDENS TO THE FRONT & REAR
- EASY ACCESS TO THE A34 & THE CITY
- UPVC D/G & GAS C/H

**£324,950**





## Property Description

### INTRO

Located within a well regarded popular location a three bedroom family home within easy access to all amenities, shopping and Handforth Dean, Wilmslow, shopping and Restaurants within a convenient circle, along with excellent road links to the A34 leading to Manchester road links and Manchester Airport. The property comprises, hall lounge/dining room, 3 bedrooms a family bathroom. UPVC double glazing, with updated UPVC external doors, recent decor. Externally parking space to the frontage, a rear garden area. No chain. Viewing essential. (draft particulars, images supplied)

### DIRECTIONS

Please follow Sat Nav with postcode SK9 2GB. Turn off Maclean Way (A34) in to Dean Row Road, left in to Alveston Drive and right in to Barford Drive. The property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL



Entered through a UPVC door with glazed panels. Window to the side elevation, radiator. Glazed door to:

#### LOUNGE/DINER

23' 11" x 14' 3" (7.29m x 4.34m)

Bay window to the front elevation. Stairs to the first floor, under stairs store area, radiator. Defined dining area with french doors to the garden

#### KITCHEN

10' 4" x 6' 3" (3.15m x 1.91m)

Window to the rear elevation. A range of wall and base units, stainless steel sink with mixer tap, worksurface. Space for cooker with extractor over. Space for washing machine and fridge freezer. Wall mounted gas central heating boiler. Under plinth lighting, splash back tiling

#### FIRST FLOOR LANDING

Access to the loft, store cupboard. Doors to:

#### BEDROOM ONE

10' 7" x 8' 11" (3.23m x 2.72m)

Window to the front elevation. Built in wardrobes, radiator.

#### BEDROOM TWO

8' 5" x 6' 6" (2.57m x 1.98m)

Window to the rear elevation, radiator.

#### BEDROOM THREE

7' 7" x 4' 11" (2.31m x 1.5m)

Window to the rear elevation, radiator.

#### BATHROOM

7' 7" x 4' 11" (2.31m x 1.5m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, vanity wash hand basin. Tiled walls, radiator.

#### EXTERNALLY

##### FRONTAGE

Paved driveway providing off road parking. A pathway alongside the property leads to:

##### REAR

Gated with a timber fence boundary. A landscaped garden laid to lawn with shrub borders.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Cheshire East Council

NOTE- Images & dimensions are supplied to our office, buyers please do check the property dimensions.

#### COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements