

Jordan fishwick 55 DEAN

55 DEAN DRIVE, WILMSLOW, SK9 2EY Guide price £520,000



55 DEAN DRIVE, WILMSLOW, SK9 2EY

Commanding a large corner position, this deceptively spacious and extended four double bedroom detached property is ideal for the growing family. Conveniently located between Wilmslow and Handforth town centres. There is a good size driveway to the front with private gardens to the side and rear which is Westerly facing. Deceptively spacious the generous accommodation comprises in brief:- Entrance Porch, reception hallway, downstairs W.C. front sitting/dining room, well proportioned living room, work station/study area, breakfast/morning room and a fitted kitchen. Stairs lead to the first floor landing which offers a further work station/study area, four double bedrooms, en-suite shower room and a family bathroom with separate shower cubicle. Warmed by gas fired central heating (Vaillant boiler) and benefitting from uPVC double glazed windows. There is a spacious driveway to the front. Worthy of note, to the rear of the garden, is a useful detached outhouse offering versatility, with electric light and power. Ideal for a home office/gym/studio or games room. There is also gated access off Finney Drive. Internal viewing essential.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and continue over the next set of traffic lights onto Manchester Road. Continue along Manchester Road into Handforth, and at traffic lights (opposite the Indian restaurant), turn right into Station Road, which in turn becomes Dean Road, and the property will be found identified by our For Sale board

Entrance Porch

UPVC double glazed window and tiled floor.

Reception Hallway

Laminate wood floor, stairs to first floor and understairs storage.

Downstairs W.C.

With low level wc, and pedestal wash hand basin.

Sitting/Dining Room 13'9 x 10'9 (4.19m x 3.28m) UPVC double glazed bay window to front, radiator and ceiling coving.

Living Room 16'1x 14'1 (4.90m x 4.29m)

A spacious well proportioned room with Adam style fireplace with living flame effect fire, ceiling coving and uPVC double glazed french doors to rear.

Breakfast Room 11'6 x 11'3 (3.51m x 3.43m)

Recess for upright fridge freezer, uPVC double glazed window to front, storage cupboards, breakfast bar, wall mounted handless cupboards, radiator, space for table and chairs. Open to kitchen.

Kitchen 15'6 x 8'0 (4.72m x 2.44m)

Fitted with a range of base and wall units with work surfaces over Useful Converted Office/Day Room Out Building incorporating four ring gas hob with extractor over, space for washing A useful large detached outbuilding with light and power, heating and hot machine, dishwasher and dryer, cup0board housing Vailant boiler, uPVC and cold water. With excellent storage this is also ideal as a home office/ double glazed window to rear, radiator and door to rear.

Study Area 6'0 x 4'5 (1.83m x 1.35m)

Great size work station area with two uPVC double glazed windows to rear and radiator.

Stairs To First Floor Landing

With linen/storage cupboard.

Bedroom One 12'0" x 11'7" (3.66m x 3.53m) UPVC double glazed window and radiator.

En-Suite

Walk in shower, corner wash hand basin, low level wc and radiator.

Bedroom Two 11'6" x 10'11" (3.51m x 3.33m) UPVC double glazed window and radiator.

Bedroom Three 11'10" x 10'2" (3.61m x 3.10m) UPVC double glazed window and radiator.

Bedroom Four 11'0" x 9'1" (3.35m x 2.77m)

wash hand basin with drawers below, walk in shower, low level wc, uPVC double glazed window and part tiled walls.

Driveway

West Facing Rear Garden

To the rear the westerly facing garden is mainly laid to lawn with a paved





GUIDE PRICE £520,000







E F

England & Wales

< 1

UPVC double glazed window and radiator.

Family Bathroom

Fitted with a four piece suite comprising panelled jacuzzi spa bath, vanity

Outside

To the front the driveway provides off road parking.

patio

gym/studio/games room or garden room.

** DRAFT DETAILS **

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

39-54)

lot energy efficient - hig England & Wales G

Wilmslow 01625 532 000 : Macclesfield 01625 434 000 : Hale 0161 929 9797 : Sale 0161 962 2828 : Didsbury 0161 445 4480 : Chorlton 0161 860 4444 : Glossop 01457 858 888 : Manchester & Salford 0161 833 9499