

3 Welton Drive, Wilmslow, Cheshire, SK9 6HF

MICHAEL J  
CHAPMAN

independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)



**An impressive four bedroom semi-detached family home that has been beautifully finished and within an ever popular area of south Wilmslow.**

**The accommodation comprises of a storm porch which leads to the entrance hall with storage, cloakroom with WC and wash hand basin. An 'L' shaped open plan living dining kitchen room with patio doors onto an Indian sandstone patio and garden. To the first floor there are three good sized double bedrooms with fitted wardrobes/cupboards and a family bathroom. To the second floor there is a further bedroom with access to the eaves for further storage.**

**Externally there is Indian sandstone driveway which provides ample parking to the front and side with access to the garage/workshop. The rear garden is mainly laid to lawn with mature shrubs and raised boarders. As previously mentioned, there is also a patio area and separate decked area, perfect for outside entertaining.**

**Entrance Hall:** Glazed composite front door, modern anthracite radiator, power points, cloaks cupboard, wood effect flooring, stairs to upper floors and doors to;

**Cloakroom 1.66m x 0.79m (5' 5" x 2' 7"):** UPVC obscure double glazed window to side, wall hung wash hand basin with mixer tap over, low level WC, chrome ladder style towel radiator and wood effect flooring.

**Living Room 4.13m x 3.47m (13' 7" x 11' 5"):** UPVC double glazed bay window to front, modern anthracite radiator, contemporary gas flame fireplace with granite hearth and sandstone mantle and surround, power points, TV point, telephone point, thermostat and wood effect flooring opening to;

**Dining Room 3.47m x 2.7m (11' 5" x 8' 10"):** UPVC double glazed patio doors to rear garden, power points, wood effect flooring opening to;

**Kitchen 3.15m x 2.95m (10' 4" x 9' 8"):** UPVC double glazed window to rear and composite door to side access, fitted with a modern range of wall and base units, with rolled top work surface over to tiled splash back, inset stainless steel one and a half drainer sink unit, fitted appliances comprising of 4 ring gas hob with

extractor hood over and single oven under, dishwasher and fridge. Cupboard housing boiler for domestic hot water and central heating, power points, pantry cupboard with shelving and wood effect flooring.

## **FIRST FLOOR**

**Landing:** UPVC double glazed window to side and stairs to all floors.

**Master Bedroom 4.15m x 3.25m (13' 7" x 10' 8"):** UPVC double glazed window to rear, power points with USB ports, radiator, fitted wardrobes with mirrored doors and a range of shelves and hanging rails.

**Bedroom Two 3.15m x 2.78m (10' 4" x 9' 1"):** UPVC double glazed window to rear and side, power points with USB ports, radiator and cupboard with shelving and hanging rails.

**Bedroom Three 2.9m x 2.68m (9' 6" x 8' 10"):** UPVC double glazed window to front, power points with USB ports, radiator and cupboard with shelving and hanging rails.

**Bathroom 2.48m x 1.68m (8' 2" x 5' 6"):** Fitted with a modern suit comprising of panelled bath with mains fed shower over and glazed shower screen, pedestal wash hand basin, low level WC, radiator, extractor fan, cupboard with shelving and half tiled walls.

## **SECOND FLOOR**

**Bedroom Four 4.25m x 2.6m (13' 11" x 8' 6") min:** Double glazed Velux windows to rear, power points, radiator and access to eaves for storage.

## **OUTSIDE**

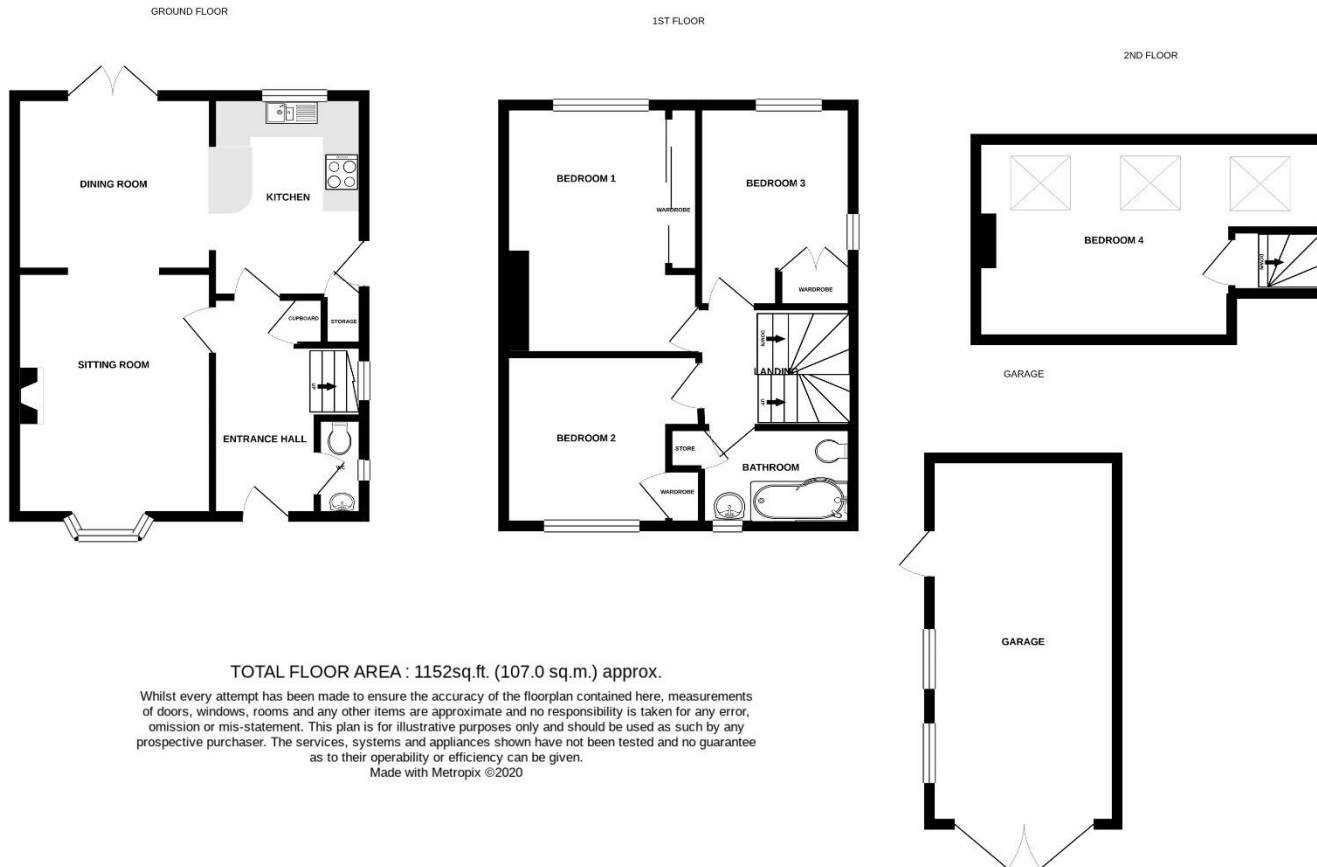
**Garage/Workshop 7.75m x 2.98m (25' 5" x 9' 9"):** Double doors with a utility area to the rear with a rolled worktop, space and plumbing for a washing machine and dryer, power points and light.

**Garden:** The front of the property is approached via an Indian sandstone driveway which provides off road parking for multiple cars. There are double gates to the side which provide further parking up to the garage/workshop. The Indian sandstone is continued to the rear where you will find a patio area perfect for alfresco dining. The rear garden is a mainly lawned with raised borders and there is also a further decked area.

**Location:** The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

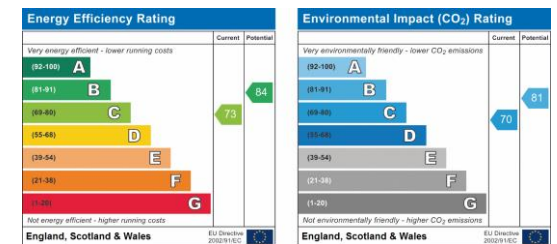
**Directions:** From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane until reaching the mini roundabout turning right into Knutsford Road towards Wilmslow. Take the second turning right into Welton Drive and the property will be found on the left hand side before the turning into Chesham Road.





TOTAL FLOOR AREA : 1152sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**01625 584379**  
 79 London Road, Alderley Edge,  
 Cheshire SK9 7DY  
 E: sales@michaeljchapman.co.uk  
 www.michaeljchapman.co.uk

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