

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.

FUTURE-PROOFED QUALITY RETIREMENT HOME, 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 17'10" x 11'3" (5.46m x 3.45m)

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)

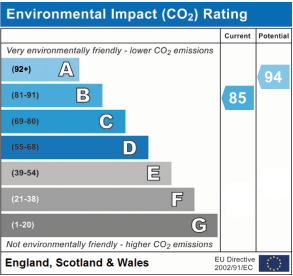
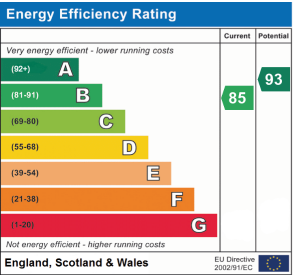
En-Suite

Bedroom 2 27'8" x 9'6" (8.44m x 2.90m)

En-Suite

External

Patio Area

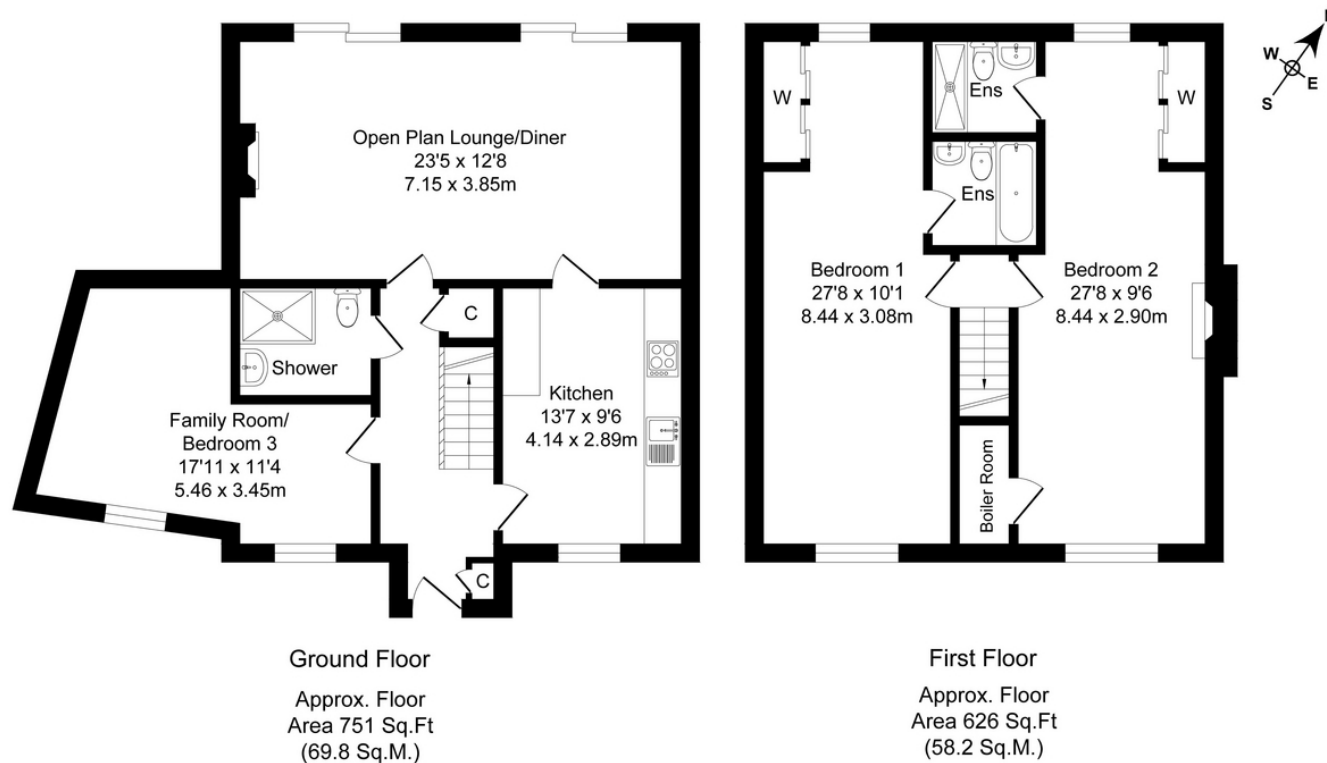




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

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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