



9 Cherry Tree Drive, Crosby, IM4 2EE

Approx. 1,400sq/ft Modern Detached 4 Bed House. Remainder of a 10 Year BLP Insurance Policy. Situated in a Sought After Newly Built Development Within Walking Distance of Local Shops & Amenities. Lawned Front Garden & Easily Maintained Enclosed Rear Garden. Integral Single Garage & Driveway.

£545,000

Property Overview

Property Type	Detached
Receptions	1
Bedrooms	4
Bathrooms	1
En-Suites	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	1	Heating	Gas Fired Central Heating
Bedrooms	4	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Lawned
En-Suites	1	Rear Garden	Easily Maintained
		Garage	Integral Single



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Property Description

Remainder of a 10 year BLP insurance policy.

Accommodation

Ground Floor

Entrance Hallway (approx. 13'3 x 5'9)

Under stairs storage area. Stairway access to the first floor.

Lounge (approx. 16'3 into Bay x 11'6)

uPVC double glazed bay window with shutters and a bespoke window seat with built-in storage. Set of double doors open into:

Kitchen/Diner (approx. 20'10 x 12'0)

Kitchen Area

Fitted with a modern range of base, wall and drawer units. Work surfaces incorporate a stainless steel single bowl sink with a mixer tap over and drainer. Integrated appliances include: an AEG oven and microwave oven, AEG four ring induction hob with an Elica extractor hood above, Bosch fridge/freezer, AEG dishwasher and a Hoover wine cooler. Pull-out drawers with separate cutlery drawers within. Pull-out larder shelving and corner units. Under-unit lighting. Ceiling downlighters. Pendant lighting over the breakfast bar.

Dining Area

Space for a six seater dining table. Built-in music system installed, with two speakers over the dining table area, which can be connected to a phone via Bluetooth. Set of double glazed bi-folding doors leading out to the rear garden.

Utility Room (approx. 12'1 x 5'8 max)

Work surfaces incorporate a stainless steel single bowl sink with a mixer tap over and drainer. Space for a washing machine and separate tumble dryer.

Downstairs W.C. (approx. 4'9 x 2'6)

Fitted with a two piece suite comprising of a vanity wash hand basin unit and W.C. Frosted uPVC double glazed window. Extractor fan. Ceiling downlighter with a motion sensor.

First Floor

Landing (approx. 11'5 max x 9'4 max)

Loft access with a drop-down ladder. Built-in linen cupboard with heated pipes and fitted slatted shelving.

Bedroom 1 (approx. 14'1 to Wardrobes x 11'2)

Built-in wardrobes to one wall. uPVC double glazed window with Apollo shutters.

En-Suite Shower Room (approx. 8'6 max x 6'6)

Fitted with a modern three piece suite comprising of a large walk-in shower cubicle with a rainfall showerhead and separate handheld flexi shower attachment, vanity wash hand basin unit and W.C. Frosted uPVC double glazed window. Wall mounted back-lit mirror. Heated towel rail. Extractor fan. Ceiling downlighters.

Bedroom 2 (approx. 14'9 x 9'4)

uPVC double glazed window with an Apollo roller blind, providing rear countryside views over to Greeba.

Bedroom 3 (approx. 11'9 x 9'4)

uPVC double glazed window with an Apollo roller blind, providing rear countryside views over to Greeba.

Bedroom 4 (approx. 11'6 max x 8'10)

uPVC double glazed window with Apollo shutters.

Family Bathroom (approx. 8'11 x 5'6)

Fitted with a modern four piece suite comprising of a walk-in shower cubicle with a rainfall shower head and separate handheld flexi shower attachment, bath tub with a mixer tap and handheld flexi showerhead attachment, vanity wash hand basin unit and W.C. Frosted uPVC double glazed window. Wall mounted back-lit mirror. Heated towel rail. Extractor fan. Ceiling downlighters with a motion sensor.

Outside

To the front of the property there is a laid to lawn garden with a block paved driveway providing access to the garage and off road parking for two cars.

To the rear of the property there is an enclosed two tiered garden, with the lower tier being a patio area and artificial grass garden, with the raised tier being a laid to lawn garden. Fenced boundaries.

Integral Single Garage (approx. 15'10 x 8'7)

Fitted with a sectional up and over garage door. Houses the Potterton gas fired central heating boiler and hot water tank. Light with a motion sensor.

Services

All main services are connected. Gas fired central heating. Underfloor heating throughout the ground floor.

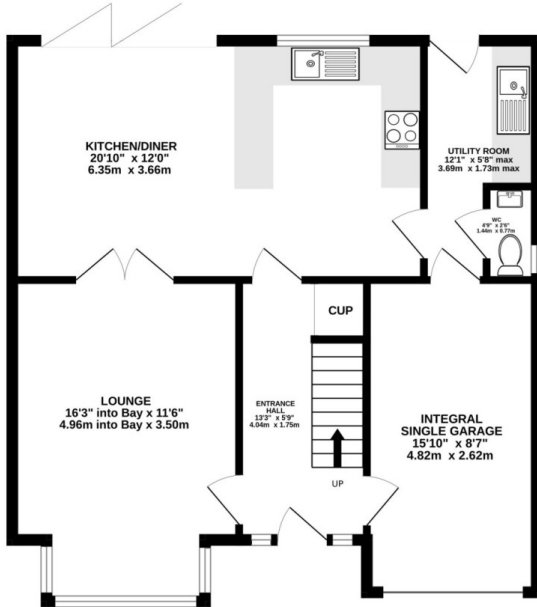
Directions

Travelling from Union Mills and through Glen Vine along the main road, continue past Marown Church and along Peel Road, continuing into Crosby. Proceed past the turnings to Old Church Road and Eyreton Road, taking the next left hand turning into Cherry Tree Drive where number nine can be found a short distance along on the right hand side, clearly identified by our For Sale board.

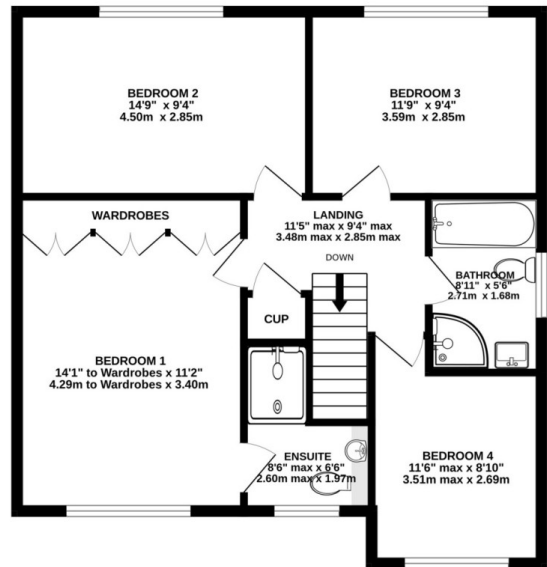




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.0 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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