



Jordan fishwick

33 VALE HEAD, HANDFORTH, SK9 3BP
Guide price £375,000

33 VALE HEAD, HANDFORTH, SK9 3BP

*** POSSIBILITY TO EXTEND SUBJECT TO THE CORRECT PLANNING CONSENTS *** This beautifully presented three bedroom end of mews property sitting on a large corner plot is located on a cul-de-sac location with its own private access down towards the 'River Dean'. It has been beautifully maintained by the current vendors for many years and offers fantastic living space for families. The property is well positioned for access to the local village of Handforth, local schools and Handforth train station. The ground floor accommodation is truly the heart of this home with views over the magnificently maintained garden which is a credit to the current owners. In brief the property comprises: Kitchen, utility room, downstairs W/C, study, lounge, dining room and orangery with views over the spectacular garden with sliding doors leading out to the patio area. To the first floor off the landing there is access to 3 good sized bedrooms, a family bathroom and access to the loft. The loft space has been part boarded and has electric light and power, ideal for extra storage. Externally there is ample off road parking at the front and to the rear is an attractive lawned garden which is enclosed with a paved patio area. This home is truly impressive and the garden will take your breath away. For those who consider themselves 'green fingered' must not miss the opportunity to view.

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 at the next set of traffic lights continue into Manchester Road over the Bollin Valley roundabout and continue into Handforth village. At the traffic lights, opposite the Indian restaurant, turn right into Station Road. Turn first right into Hallwood Road, right again into Caldly Road. Follow the road around and at the T junction bear left and then right into Vale Head. The property will be found on the right hand side.

Entrance Vestibule

UPVC front door.

Entrance Hallway

UPVC front door and storage cupboard.

Downstairs WC

Low level wc, vanity wash hand basin with mosaic tiled splashbacks, heated towel rail/radiator, Worcester central heating boiler (approximately four years old), understairs storage.

Kitchen 12'2 X 6'00 (3.71m X 1.83m)

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink unit, recess for cooker, recess for dishwasher and uPVC window to front.

Utility 7'6 X 4'5 (2.29m X 1.35m)

With plumbing for washing machine.

Study 10'7 X 7'6 (3.23m X 2.29m)

Two uPVC windows and radiator.

Living Area 19'10 X 10'7 (6.05m X 3.23m)

UPVC window to side aspect and radiator.

Dining Room 9'01 X 6'00 (2.77m X 1.83m)

UPVC window overlooking the rear garden.

Orangery 12'02 X 7'06 (3.71m X 2.29m)

(Built approximately four years ago) with UPVC windows and sliding doors leading to the rear garden.

First Floor Landing

Double glazed window to side, and access to the part boarded loft with light and power.

Bedroom One 15'2 X 9'1 (4.62m X 2.77m)

Double glazed window to rear, radiator and television aerial point.

Bedroom Two 10'07 X 7'6 (10'07 Including storage) (3.23m X 2.29m (3.23m Including storage))

Double glazed window to rear, built in storage and radiator.

Bedroom Three 12'2 X 7'6 (3.71m X 2.29m)

Double glazed window to front and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls, uPVC frosted window, heated towel rail/radiator.

OUTSIDE

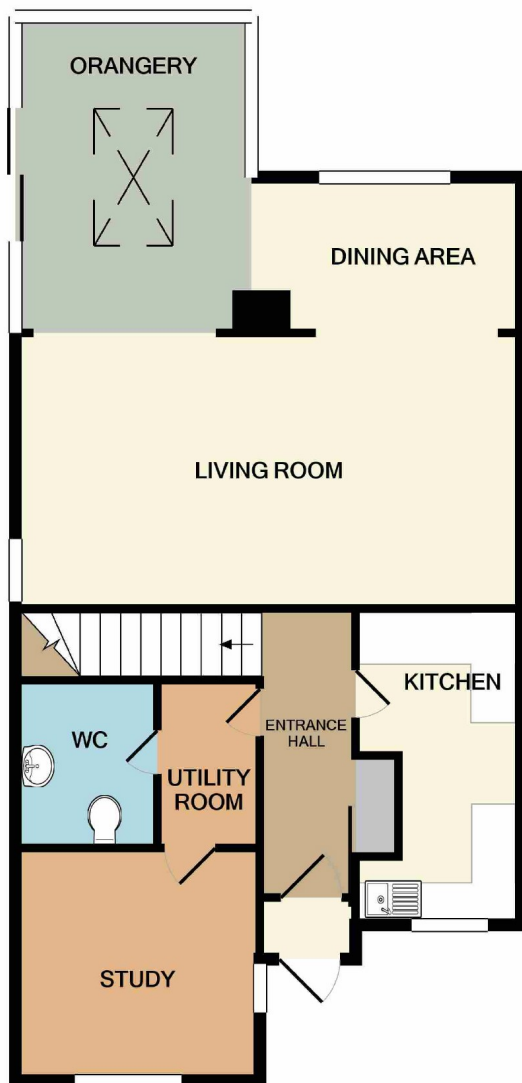
Garden

To the front of the property the driveway provides ample off road parking whilst to the rear is a superb garden, which we have been informed by the vendor extends to approximately ¾ of an acre. There is a well tended lawned garden with mature trees and shrubs leading down to the River Dean, with its own private access to land owned by the current vendors.

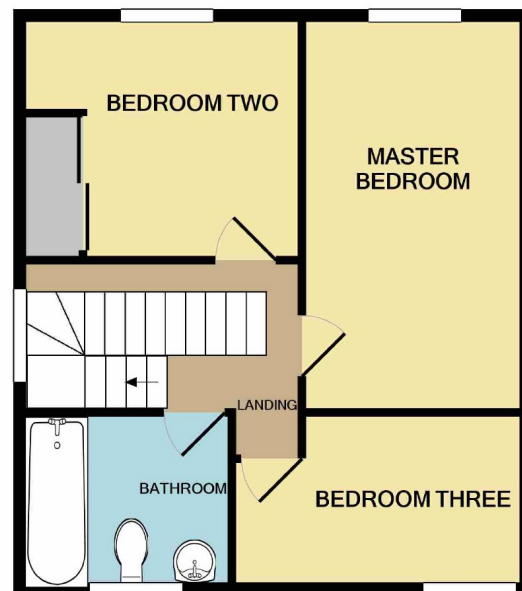
**** DRAFT DETAILS ****



GUIDE PRICE £375,000



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2021

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.