



179a Wilmslow Road, Handforth, Wilmslow, Cheshire, SK9 3JL

*mosley jarman*



179a Wilmslow Road, Handforth, Wilmslow, Cheshire, SK9 3JL

**Offers Over £325,000**

- A stylishly presented three bedroom semi detached home
- Forms part of a small development of four homes
- Central village location with nearby access to the A555 airport link road
- Close to shops, train station and Handforth Grange Primary School
- Downstairs w.c and utility room
- Contemporary styled dining kitchen
- Two allocated parking spaces
- Large enclosed south and west facing gardens to the side and rear
- NHBC guarantee from 2017 (7 years remaining)
- EPC rating B







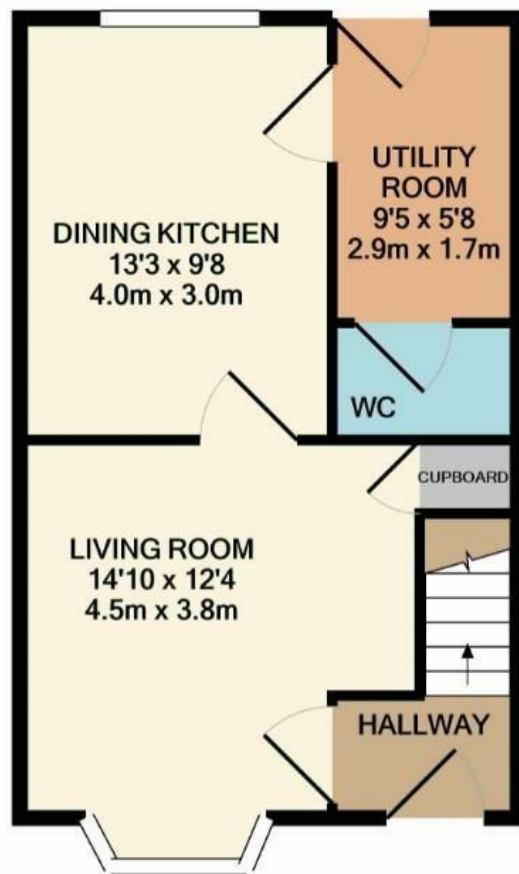
179a Wilmslow Road, Handforth, Wilmslow, Cheshire, SK9 3JL

**Offers Over £325,000**

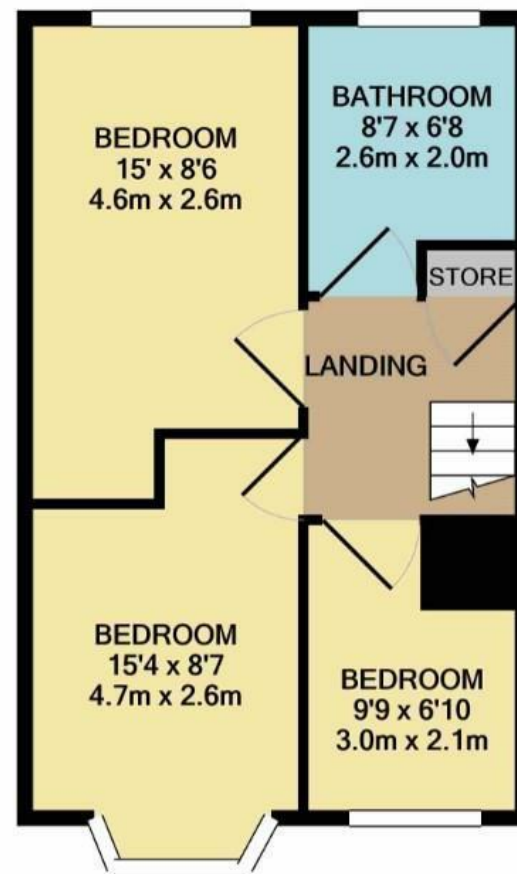
A stylishly presented three bedroom semi detached home which forms part of a small development of just four modern homes which were built in 2017. Set well back off Wilmslow Road there are two allocated parking spaces and large gardens to the side and rear.

Situated within a short walk of the village centre and the train station as well as having nearby access to the A555 airport link road and within a short walk to the Ofsted rated 'outstanding' Handforth Grange Primary School. Double glazed and gas fired central heating (run by a combination boiler). The accommodation includes a hall, downstairs w.c, living room (with bay window, Oak flooring and under stairs storage cupboard), dining kitchen (fitted with contemporary styled units and space for a dining table and chairs), utility room (with space and plumbing for washing machine and tumble dryer), landing (with recessed storage cupboard and loft access hatch), three bedrooms and a bathroom (with modern white sanitary ware). The gardens to the rear and side are west and south facing and include a lawn, Indian Stone patio and a raised timber decking area. There is a pedestrian gate providing access to the front of the house. In addition there is existing planning consent (Cheshire East planning reference 20/1159M for a large double storey side extension that would create a stunning 'living kitchen', an enlarged living room and an impressive main bedroom suite (with dressing room and en-suite). No vendor chain.





GROUND FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020