



*jordanfishwick*

17 FERNDAL, HANDFORTH, SK9 3AB

Guide price £82,000



17 FERNDALE, HANDFORTH, SK9 3AB

NO ONWARD CHAIN. A well presented FIRST FLOOR, TWO BEDROOM RETIREMENT APARTMENT within convenient reach of Handforth village centre, shops and its train station. The popular development enjoys beautifully tended communal gardens and has lift access to all floors. The apartment in brief comprises: Private entrance hallway, living room/ dining room, fitted kitchen, shower room and two bedrooms with the master bedroom having fitted wardrobes. Additional benefits include laundry room, guest accommodation and communal conservatory. Internal viewings highly recommended.

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 and the property will be found on the right hand side just after the railway station.

Communal Entrance

Private Entrance Hallway

Electric storage heater, good size storage cupboards, fitted airing cupboard housing water cylinder.

Living Room/Dining Room 19'2 max x 10'8 (5.84m max x 3.25m)

Well proportioned room with electric storage heater, uPVC double glazed window to rear, fireplace, television aerial point, warden pull cord. Door to kitchen.

Kitchen 6'11 x 6'7 (2.11m x 2.01m)

Fitted with a range of base and wall cupboards with roll edge work surfaces over, single sink

unit, four ring electric hob, fitted oven, extractor fan, uPVC double glazed window to rear, tiled splashbacks, space for fridge freezer.

Bedroom One 11'0 max to ward fronts x 9'9 (3.35m max to ward fronts x 2.97m)

UPVC double glazed window to rear, electric storage heater, fitted wardrobes, warden pull cord.

Bedroom Two 9'3 max to ward x 9'0 (2.82m max to ward x 2.74m)

UPVC double glazed window to front, electric heater, fitted wardrobe.

Shower Room

Fitted with a good size step in shower cubicle, low level wc, vanity style wash hand basin, extractor fan, warden pull cord.

Outside

Communal Grounds

Residents and Visitors Parking

**\*\* DRAFT DETAILS \*\***



GUIDE PRICE £82,000



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.