



24D Delamere Road, Handforth, Wilmslow, Cheshire, SK9 3QA

*mosley jarman* &

24D Delamere Road, Handforth, Wilmslow, Cheshire, SK9 3QA

**Offers Over £325,000**

- A contemporary styled end townhouse
- Three double bedrooms and two bathrooms (one en-suite)
- Downstairs w.c
- Living kitchen (with integrated Neff appliances)
- Bespoke Oak staircase and glass balustrade
- Gas fired central heating (run by a Valliant boiler and pressurised cylinder)
- Insulated and double glazed office/garden room
- Resin driveway providing off road parking for two cars
- Southerly facing landscaped rear garden
- EPC rating - B





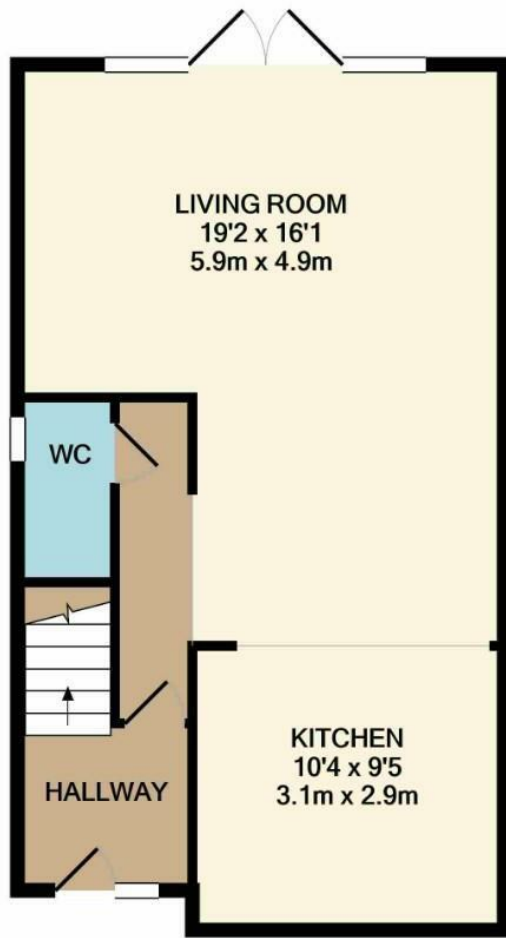
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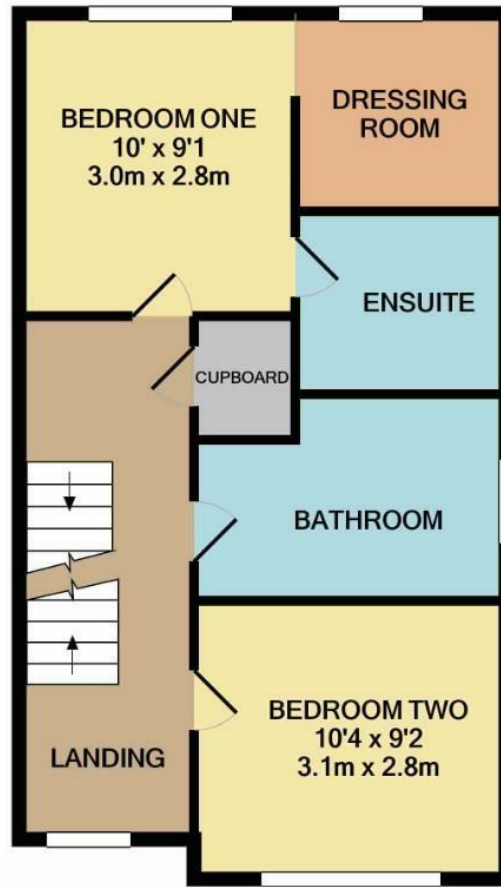
A contemporary styled three bedroom two bathroom (one en-suite) end townhouse built in 2015 and situated in a central Handforth location within a short walk of the village centre, the train station and Handforth Grange Primary School as well as having nearby access to the A555.

The accommodation includes a hall (with cloaks area and bespoke Oak staircase with glass balustrade), downstairs w.c, living kitchen (with space for cooking, dining and living which creates the ideal entertaining/family area. The kitchen area is fitted with modern units, integrated Neff appliances, glass splashbacks and there are French doors which open to the rear garden). The first floor landing (with glass balustrade) provides access to a main bedroom suite (with en-suite shower room and dressing room with fitted hanging rails and open shelves), second double bedroom and a main bathroom (fitted with modern white sanitary ware with shower fittings and glass screen over the bath). The second floor reveals a further large double bedroom with shaped ceiling, Velux windows and plenty of under eaves storage. Double glazed, gas fired central heating (run by a Vaillant boiler and a pressurised hot water cylinder) and alarmed. A resin driveway to the front provides off road parking for two cars and there are attractive landscaped gardens to the front and rear. The rear garden is southerly facing and is laid to Indian stone paving with established borders. There is a cold water tap, outdoor lighting, timber shed and timber wood store. There is gated access to the side of the house. In addition there is an insulated and double glazed office/garden room (13'2 x 7'5 with light and power which can be utilised as a gym, work shop etc..).

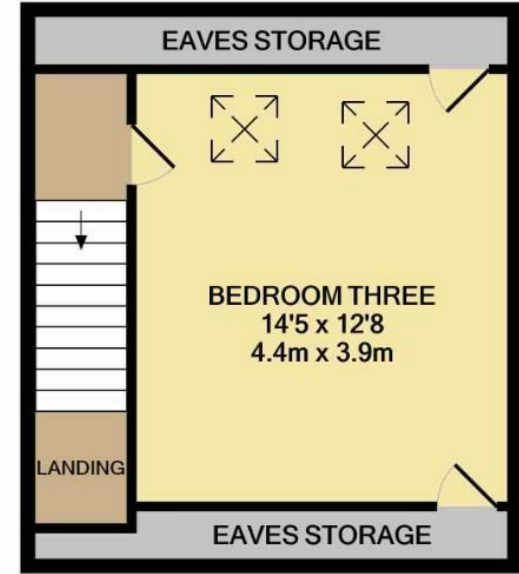




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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  
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