



jordanfishwick

179A WILMSLOW ROAD, HANDFORTH, SK9 3JL
Guide price £349,950

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This beautiful and contemporary semi detached home forms part of this small development, still in its infancy and sits within an enviable corner plot! The property is ideally situated within a short stroll of Handforth centre and popular Handforth Grange junior school. Internally the accommodation comprises in brief: entrance hallway, bay fronted living room, immaculate kitchen diner, utility room and a downstairs W.C. The first floor accommodation comprises: stairs/landing, three bedrooms and a white three piece bathroom suite. To the front of the property there are two allocated parking spaces. The corner plot offers the distinct advantage of great size and Southerly facing gardens wrap around the side and rear. There is also an Indian stone paved patio area and a further raised decking area which offers fabulous outside entertaining space. For those looking to buy a fabulous home and put their own stamp on it, this property also has planning consent for a double storey side extension.

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 lights proceed straight across onto Manchester Road. Continue on Manchester Road over the Bollin Valley roundabout and into Handforth, proceed through Handforth village and the property will be found on the left hand side.

Entrance Hallway

Attractive composite front door with frosted double glazed panelled inserts, radiator, stairs to first floor, extremely attractive tiled flooring and wall mounted thermostat. Oak door to living room.

Living Room 14'10" max into bay x 12'3" (4.52m max into bay x 3.73m)

An extremely attractive and well presented room with solid wood flooring, uPVC double glazed bay windows to front, radiator, door to understairs fitted storage cupboard and door providing access to kitchen diner.

Kitchen Diner 13'2" x 9'8" (4.01m x 2.95m)

A beautiful and contemporary kitchen fitted with a range of base and wall units with roll top work surfaces over, four ring electric hob, contemporary fitted oven below with fitted extractor hood over, recess for fridge freezer, attractive tiled splashbacks, extremely attractive large tile flooring, recess and plumbing for dishwasher, one and a half bowl sink unit, uPVC double glazed window to rear, recessed spotlights and radiator. Door to utility room.

Utility 9'4" x 5'8" (2.84m x 1.73m)

Fitted with a range of base and wall units to match the kitchen with one and a half bowl sink unit, roll top work surfaces, recess for washing machine and tumble dryer, wall mounted gas central heating boiler, uPVC double glazed door to rear of property, extremely attractive large tile floor, tiled splashbacks and radiator.

Downstairs WC

Low level wc, pedestal wash hand basin, radiator, attractive tiled flooring.

First Floor Landing

Fitted cloaks/store cupboard, ceiling hatch to roof void.

Bedroom One 14'10" x 8'6" (4.52m x 2.59m)

A well proportioned double bedroom with uPVC double glazed window to rear and radiator.

Bedroom Two 15'3" into bay x 8'6" (4.65m into bay x 2.59m)

Another well proportioned bedroom with uPVC double glazed bay window to front and radiator.

Bedroom Three 7'3" max x 6'9" (2.21m max x 2.06m)

UPVC double glazed window to front, attractive solid wood flooring and radiator.

Bathroom

Fitted with a white bathroom suite comprising panelled bath with fitted shower over, low level wc, pedestal wash hand basin, ladder style heated towel rail, electric shaver point, frosted uPVC double glazed window to rear and extremely attractive tiled floor and walls.

Southerly Facing Garden

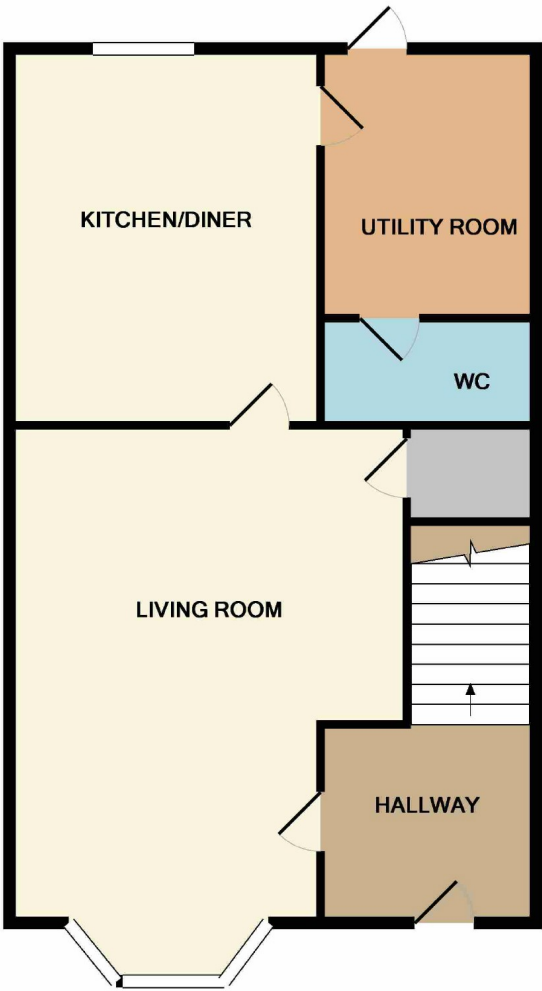
To the front of the property there are communal gardens with two allocated parking bays. Whilst to the rear there is a wonderful and great size garden which is mainly laid to lawn with an Indian stone paved patio area enclosed by timber fenced boundaries, there is also a raised decking area providing ideal outside entertaining space.

Planning Permission for Side Extension

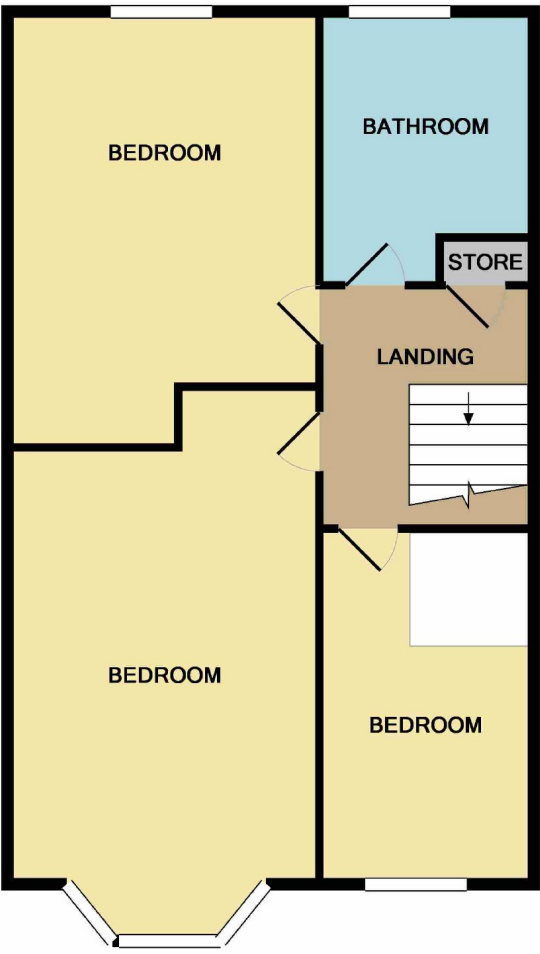
The vendors advise us that the property has planning permission for a double storey side extension. The planning reference is. This link is as follows:- <http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/1159M&row=4&query=c29f81e0623e46ab826957d903eff121&from=i>



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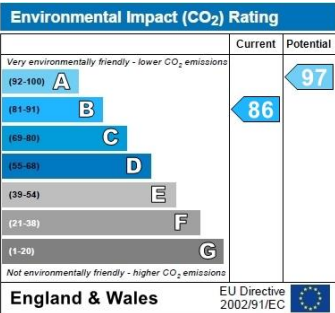
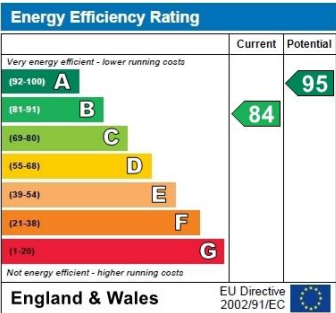


GROUND FLOOR



1ST 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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