



Jordan fishwick

2 WALLINGFORD ROAD, HANDFORTH, SK9 3JU
Guide price £325,000

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This traditional three bedroom semi detached property is situated within a short stroll of Handforth centre with its many amenities. Offering good size family accommodation the property in outline comprises: entrance porch, entrance hall, fitted kitchen and lounge opening through to the dining room with sliding doors to the conservatory. To the first floor there are three good size bedrooms and a family bathroom. To the outside the driveway provides off road parking with a lawned area, mature shrubs and gated access to the rear. The rear garden is low maintenance being mainly flagged with raised beds and enclosed boundaries.

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 over the lights and proceed over the Bollin Valley roundabout. Continue into Handforth and after the Paddock Shopping Centre take the second turning on the left into Kingston Road, and turn first right hand side into Wallingford Road and the property will be found identified by our For Sale board.

Porch

Step up to front door with windows to both sides and cloaks hanging. Door leads to the entrance hall.

Entrance Hall

With radiator and stairs to the first floor. Door to kitchen.

Kitchen 10'7" x 9'1" (3.23m x 2.77m)

Fitted with a range of Shaker style cream base and wall units with work surfaces over incorporating stainless steel one and a half bowl sink unit, four ring gas hob with extractor hood over and oven below, ceiling downlights, door to rear

Open Plan Lounge 12'7" max x 10'7" (3.84m max x 3.23m)

Double glazed bay window to front, feature fireplace with living flame effect fire, ceiling light point, shelving to either side of chimney breast, Open to dining area.

Dining Area 10'7" x 9'1" (3.23m x 2.77m)

With radiator and sliding patio door to conservatory.

Conservatory 10'72 x 9'1" (4.88m x 2.77m)

Brick base and uPVC construction with a glass roof, double glazed windows and patio doors to the garden, radiator, ceiling light/fan.

First Floor Landing

With cupboard with double doors.

Master Bedroom 15'2" into bay x 9'1" to wardrobe fronts (4.62m into bay x 2.77m to wardrobe fronts)

Double glazed bay window to front, range of built in wardrobes and overbed storage cupboards and radiator.

Bedroom Two 10'7" x 10'7" (3.23m x 3.23m)

Double glazed window to rear, radiator, and fitted wardrobes.

Bedroom Three 7'6" x 6'0" (2.29m x 1.83m)

Double glazed window and radiator.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin with cupboard under, low level wc, heated towel rail, tiled walls and frosted window to rear.

OUTSIDE

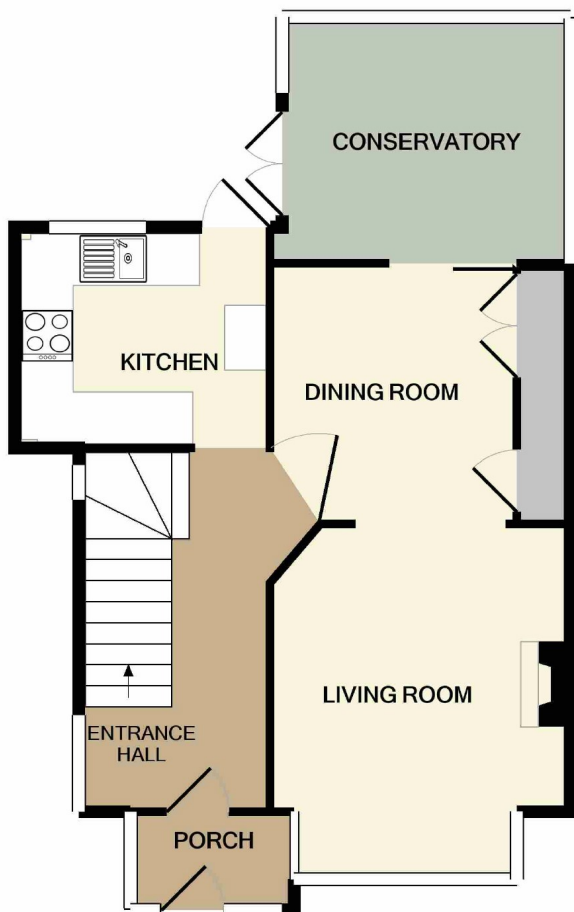
Garden

To the front of the property the driveway provides off road parking with lawned gardens and gated access to the rear. The rear garden is flagged for ease of maintenance with gravelled area and raised planters.

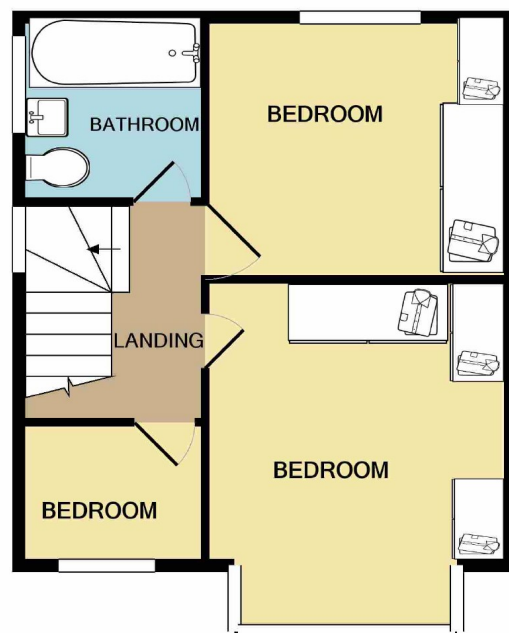
**** DRAFT DETAILS ****



GUIDE PRICE £325,000

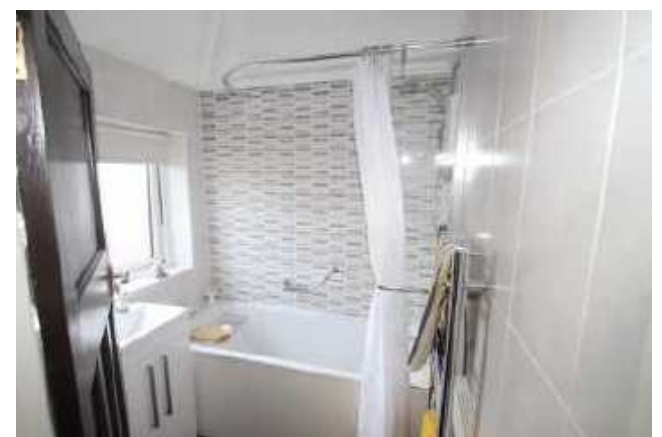


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	68

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