



23 THE PADDOCK, HANDFORTH, SK9 3HG

NO ONWARD CHAIN. RIPE FOR RENOVATION. This well sized two bedroom apartment is ideally situated within the heart of Handforth village, making this property an ideal investment property or starter home. Handforth village enjoys a range of shops, amenities and the local train station, with local commuter links also being within convenient reach. Internally the property comprises in brief: entrance hall, kitchen/living room, two good sized bedrooms, a family bathroom and finally a balcony which is accessible through the main bedroom. Call now to book in for an appointment.

Entrance Hall

Living Room/Dining kitchen 18'3 X 12'2

Bedroom One 15'2 X (16'09 Max) X 9'1

Bedroom Two 9'1 X 9'1 (2.77m X

Bathroom 7'06 X 6' (2.29m X 1.83m)

Outside



GUIDE PRICE £110,000



Measurements are approximate. Not to scale. Illustrative purposes only  
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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>			(61-91) <b>B</b>		
(69-80) <b>C</b>			(49-80) <b>C</b>		
(55-68) <b>D</b>			(35-68) <b>D</b>		
(39-54) <b>E</b>			(19-54) <b>E</b>		
(21-38) <b>F</b>			(11-38) <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	

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