

17 Grangeway

Wilmslow, SK9 3HY



mosley jarman



17 Grangeway, Handforth, Wilmslow, SK9 3HY

£675,000

An attractive, immaculately presented and spacious three-bedroom two bathroom (one en-suite) 1930's bay fronted detached family home with well-proportioned and extended accommodation situated in one of Handforth's most favoured locations.

The accommodation includes a covered storm porch, hall (entered through an original front door), downstairs w.c, spacious extended living room (with inglenook with inset living flame gas fire with stone surround and hearth. Coving, two Velux roof windows and French doors open to the garden), large dining room (with bay window, picture rail and coving), breakfast kitchen (fitted with cream Shaker style units, a range style cooker with electric oven, five ring gas burning hob and a hot plate and a comprehensive range of integrated appliances that include a dishwasher, fridge freezer and microwave. Peninsular/breakfast bar with room for bar stools) and a utility room (with space and plumbing for a washing machine and fitted with cream units. Stable door). Landing (with recessed linen cupboard and a deep storage cupboard. Loft access), main bedroom (with bay window, fitted wardrobes and matching bedside tables and headboard) with a spacious en-suite shower room (fitted with modern white sanitary ware, a large walk-in shower with glass screen and thermostatic shower fittings within. Contemporary radiator, fully tiled and LED ceiling downlighters), two further bedrooms (one with fitted wardrobes) and a main bathroom (fitted with white sanitary ware which includes a bath and there is a separate glass shower enclosure with thermostatic shower fittings within. Fully tiled. Ladder radiator and LED ceiling downlighters).

Double glazed, gas fired central heating (run by radiators and a Vaillant boiler) and alarmed.

In addition, there is excellent future potential to further extend the accommodation subject to consent.



- Attractive, immaculately presented and spacious accommodation
- Future potential to extend the accommodation subject to consent
- Driveway, garage and South facing rear garden
- Downstairs w.c and utility room
- Council Tax Band F
- Three bedroom two bathroom bay fronted 1930's detached family home
- Sought after location close to the village and backing on to Meriton Road Park
- Two large reception rooms and breakfast kitchen
- Freehold (£8 per annum rent charge)
- EPC rating D



The Grounds & Gardens

A stone paved driveway to the front provides off road parking for several cars and leads to an integral garage. There is an attractive established private south facing garden to the rear which is not overlooked and backs on to Meriton Road Park. The garden is mainly laid to lawn with stone paved patio areas.

The Location

Positioned within a short walk of the village centre, the train station, Handforth Dean and being within the catchment of Wilmslow Grange Primary School, St Benedict's Catholic School and Wilmslow High School. As well as having nearby access to the A34 and A555 which connect to the local motorway network and Manchester Airport.

Important Information

Council Tax Band: F

EPC grade: To be confirmed.

Heating: Gas central heating (radiators).

Mains: Gas, electric, water.

Flood Risk*: Low risk of surface water flooding. Very low risk of flooding from rivers and seas.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with all main providers likely (EE, Three, O2, Vodafone).

Parking: Off road parking.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold (with an £8 rent charge per annum).

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 3HY**

What 3 Words: **flows.noting.silent**

Council Tax Band: **F**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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