

160 Caldy Road

Wilmslow, SK9 3BS



mosley jarman



160 Caldly Road, Handforth, Wilmslow, SK9 3BS

£165,000

This spacious two-bedroom purpose-built ground floor apartment is entered via a storm porch (which also incorporates the meter cupboard). This leads through to good size living room with large picture window, next to which there is a recently refitted kitchen with modern shaker style cabinets, integrated appliances, including a full height fridge, freezer, oven, hob & extractor fan (there is also space/ plumbing for a washing machine).

Off the internal hallway, there are two good size bedrooms both with fitted cupboards/wardrobes. The main bedroom also benefits from access to the rear garden. The bedrooms share access to a bathroom which has recently been refitted with a modern white three-piece bathroom suite with a shower over the bath.

The property is fully double glazed and benefits from being heated via a combination boiler.



- Two bedroom purpose built ground floor apartment
- Private enclosed rear garden
- EPC grade D
- Council tax band B
- Allocated parking space to the rear
- Close to Handforth village center.
- Contemporary recently installed kitchen
- Freehold
- No vendor chain



Location

The property is situated within walking distance of Handforth village, the train station and Handforth Dean and within a short drive to the A555 & A34.

Gardens & Grounds

Externally the property features both a front & rear garden. The rear garden is private, enclosed and incorporates a stone patio and lawn area and has pedestrian access to the rear of the property.

Important Information

Heating - Gas central heating (radiators).

Mains - Gas, electric, water and sewage.

Property Construction - Brick built.

Flood Risk* - Low risk of flooding.

Broadband** - Ultrafast Full Fibre Broadband available at the

property. (FTTP/Fibre To The Property).

Mobile Coverage** - Mobile phone coverage with O2 & Vodafone.

Parking: Allocated parking in the car park behind the property.

Accessibility/Adaptations: There is step free access to the front of the property.

Tenure: The current vendor has purchased the Freehold and this will be transferred with the sale of the property.

Rights of Way: The neighbour at 162 has right of way over the property.

Shared Facilities: The front path is shared with 162 Caldly Road.

* 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 3BS**

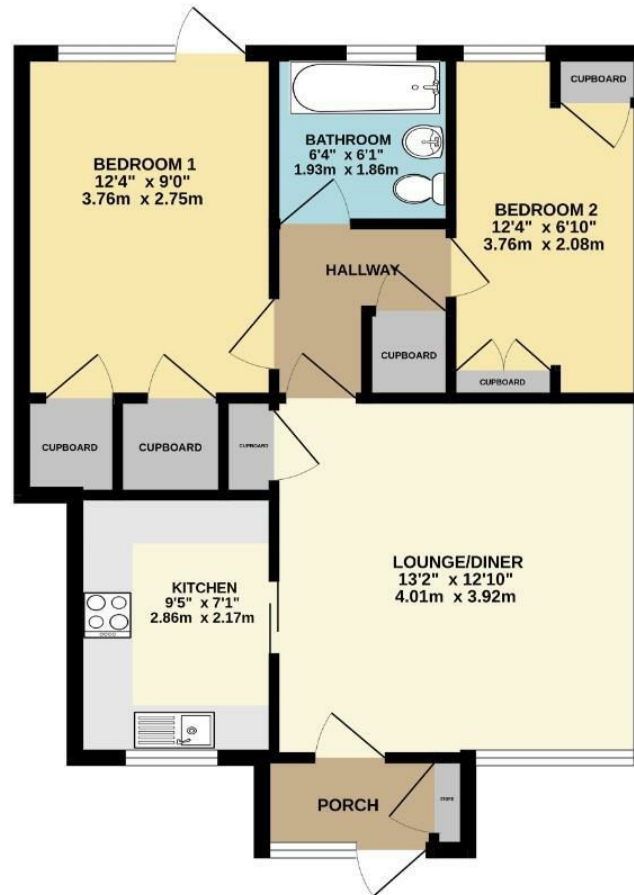
What 3 Words: **monks.silk.salsa**

Council Tax Band: **B**

EPC Rating: **D**

Tenure: **Leasehold - Share of Freehold**

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 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 misstatement. 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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