

Strathyre, 32 Handforth

Wilmslow, SK9 2LU



mosley jarman



Strathyre, 32 Handforth Road, Wilmslow, SK9 2LU

£725,000

This imposing, extended four bedroom detached property sits within this unusually large plot. The accommodation in brief comprises of a generous hallway, leading through to a well proportioned sitting room with dual aspect bay windows letting in an abundance of natural light & feature living flame gas fire and a good sized dining room with bay window overlooking views of the rear garden. The kitchen is fitted with traditional cabinets, integrated Bosch double ovens & gas hob. The adjoining utility room has space for white goods and access to the rear garden. The ground floor also benefits from a useful downstairs WC & study.

Stairs ascend to the first floor, here there are four generous double bedrooms. The principal bedroom boasts fabulous proportions & benefits from an ensuite shower room, whilst the remaining three bedrooms share family bathroom fitted with a three piece bathroom suite.

The property is fully double glazed and heated via a Worcester Bosch combination boiler.



- Spacious, extended detached family home
- Outstanding uninterrupted far reaching countryside views
- Two spacious reception rooms
- Spectacular large plot with potential to extend further
- Parking for numerous vehicles
- Four bedrooms & two bathrooms



Location

The property sits on a prominent plot on this prestigious road in Handforth, it is in easy reach of Handforth Grange & St Benedict's Primary Schools.

The A34 & A555 bypass are within a short drive from the property, providing direct motorway links to the M60 & M56.

Gardens & Grounds

Externally, the property sits with spectacular sized plot. The front garden is well tended and features mature trees, hedgerows & parking for numerous vehicles.

The well maintained, private rear garden is a specular size (approximately of 130 feet in length). The garden is mainly laid to lawn with patio area. The garden also features vegetable plots, mature trees & spectacular far reaching views of open countryside.

There are two external store rooms and a large double garage.

Important Information

Council Tax Band: F

EPC grade: To be confirmed

Heating: Gas

Mains: Gas, Electric, Water

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

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

Mobile Coverage**: Mobile coverage with Vodafone likely. EE & O2 limited.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold.

* 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 2LU**

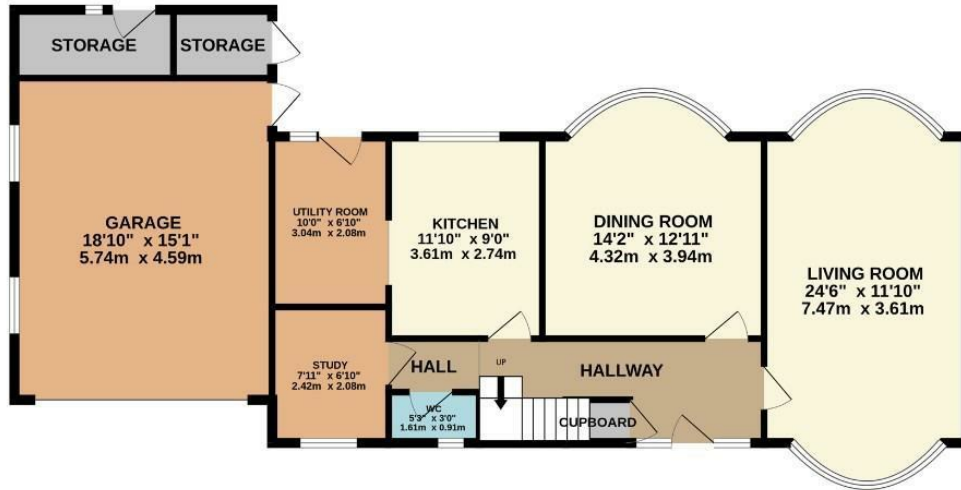
What 3 Words: **mugs.chase.ample**

Council Tax Band: **F**

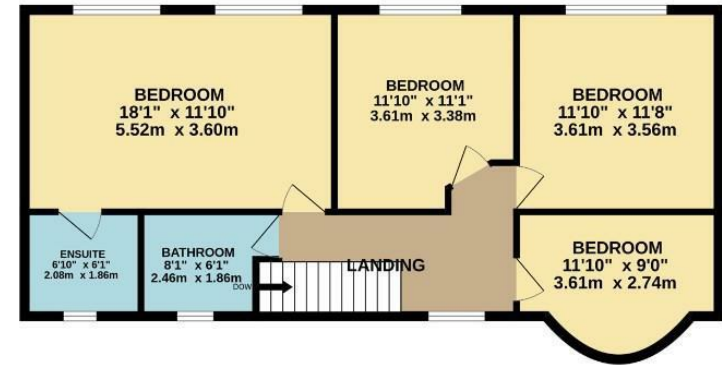
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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