

35 Caldly Road

Handforth, Cheshire, SK9 3BS



*mosley jarman*



## 35 Caldly Road, Handforth, Cheshire, SK9 3BS

**£300,000**

An extended three-bedroom mid mews house which forms part of the 'Caldly Road' Estate. The accommodation includes a hall, open plan lounge and dining room with inset living flame gas fire and two sets of patio doors opening to the rear garden, kitchen, landing, main bedroom with fitted wardrobes and matching furniture, two further bedrooms and a bathroom.

Double glazed and gas fired central heating run by a combination boiler.

No vendor chain.



- Extended three-bedroom mid mews house
- Convenient location close to the train station and schooling
- Front and rear garden
- Freehold with a rent charge
- No chain
- Part of the popular Caldly Road Estate
- Driveway and integral garage
- EPC rating – D
- Council Tax Band – D



### The Location

The property is conveniently located within a short walk of the village centre, the train station, Wilmslow Academy Primary School, St Benedicts Primary School and Handforth Grange Primary School and there is nearby access to the A555.

### The Grounds & Gardens

A drive to the front provides off road parking and leads to an integral garage. There is an enclosed and landscaped rear garden.

### Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk\*: Very low risk of flooding from rivers & seas. 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 O2, Vodafone likely).

Parking: Off street parking available.

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 3BS**

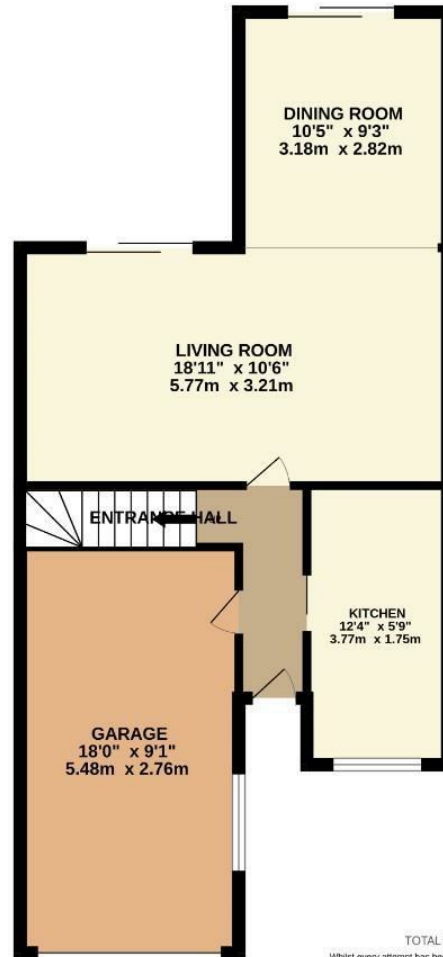
What 3 Words: **line.rents.achieving**

Council Tax Band: **D**

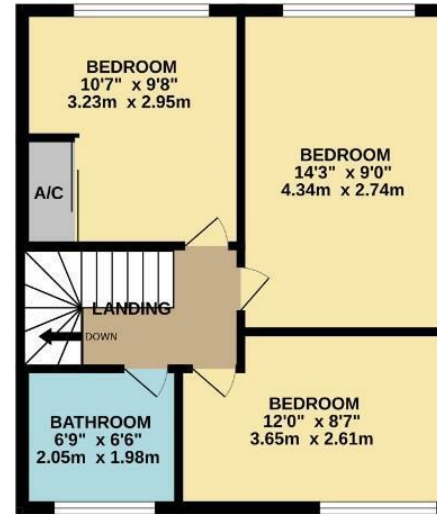
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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