

19 Brereton Road

Wilmslow, Cheshire, SK9 3AN



mosley jarman



**19 Brereton Road, Handforth,
Wilmslow, Cheshire, SK9 3AN**

Offers In The Region Of

£575.000

A beautiful, spacious bay fronted 1930's detached family home, requiring modernisation and offering excellent future potential for re-development. The house retains many attractive period features and character.

The accommodation includes an enclosed porch, large hallway (with storage cupboard), downstairs W.C, sitting room (with bay window), living/dining room (with an attractive bay window, an inglenook surround & brick built fireplace), study/office & kitchen.

Stairs ascend to the first floor landing, the principal bedroom (with bay window overlooking rear garden) with adjoining dressing room, two further double bedrooms, family bathroom and separate shower room. There is also the added advantage of a pull down ladder, providing access to the attic space.



- Spacious, 1930's semi detached home
- Situated on a private cul-de-sac
- Original period features
- No vendor chain
- Within a short walk to Handforth centre and the train station
- Excellent potential for future re-development (SSTP)
- Beautiful, expansive private rear garden
- Tenure to be confirmed



The Location

The property is on a prominent plot overlooking a green on a private cul-de-sac in one of Handforth's most sought after locations, situated within a short walk to the village and train station, Handforth Grange & St Benedict's Primary Schools and Handforth Dean Retail Park. The A34 & A555 bypass' are within a short drive from the property, providing direct motorway links to the M60 & M56.

The Grounds & Gardens

To the front of the property, there is a gated driveway that leads to a detached garage and a mature lawned garden. To the rear, there is a private, expansive garden that is tiered into 3 levels and leads down to a beautiful natural woodland setting. There is also a paved patio area, perfect for al-fresco dining.

Important Information

Council Tax Band: F

EPC grade: F

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband**: Superfast Full Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

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

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: To be confirmed.

* 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 3AN**

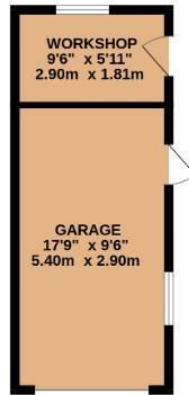
What 3 Words: **seated.chose.hotels**

Council Tax Band: **F**

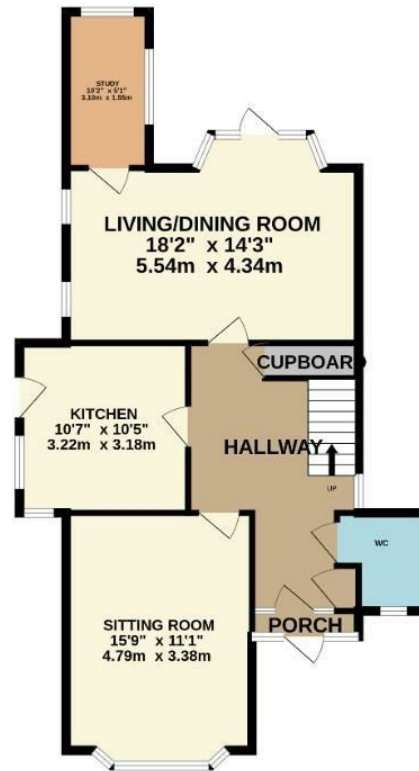
EPC Rating: **F**

Tenure: **Freehold**

GARAGE
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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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