

67 St Georges Way

Handforth, SK9 3FR



mosley jarman



**67 St Georges Way, Handforth, SK9
3FR**

Offers In The Region Of £425,000

Video Tour available- A spacious and extremely well presented three storey three-bedroom, two-bathroom semi-detached family home. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), allocated parking for two cars and enclosed West facing rear garden. In addition this fantastic family home is offered for sale with no onward chain and the remainder of the new build warranty (approx. 7.5 years from March 2025). The accommodation includes; an entrance hallway which leads to a sociable open plan living, dining, kitchen with the French doors opening onto the rear garden. The kitchen has contemporary cabinets & is fitted with an induction hob and fully integrated Neff appliances. The ground floor also benefits from a downstairs WC. To the first floor there are two bedrooms (one double & one single) and appointed family bathroom with modern white sanitary ware. The second floor boasts a spectacular master suite featuring an impressive bedroom area with dual aspect windows a dressing room with eaves storage and an en-suite shower room with rainfall shower head, glass shower enclosure & Velux windows.

- Three bedroom semi detached family home
- Close proximity to Handforth village centre
- Walking distance of Handforth Grange Primary School
- Two bathrooms and down stairs wc
- No onward chain
- Remainder of the new build warranty (approx. 7.5 years from March 2025)
- Extremely well presented throughout
- Allocated parking for two cars
- Enclosed rear garden
- EPC rating- B



The Grounds & Gardens

To the front of the property is a driveway and allocated parking for two cars and electric charge point (owned & untethered). To the rear of the house is an enclosed West facing garden (which is mainly laid to lawn with paved patio).

The Location

This newly constructed property on the popular Fairways Development by Anwyl Homes, located in close proximity to Handforth village centre/ Handforth train station and having great commuter via the A34 & A555 road networks. Ofsted rated 'Outstanding' Handforth Grange Primary School within short walking distance.

Important Information

Council Tax Band: E

EPC grade: B

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

Broadband**: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile Coverage*: Mobile coverage at the property available with all main providers*. Some limited indoor & outdoor coverage.

Parking: Allocated parking for two cars.

Rights of Way & Restrictive Covenants: TBC

Water Meter- Present at Property

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 3FR**

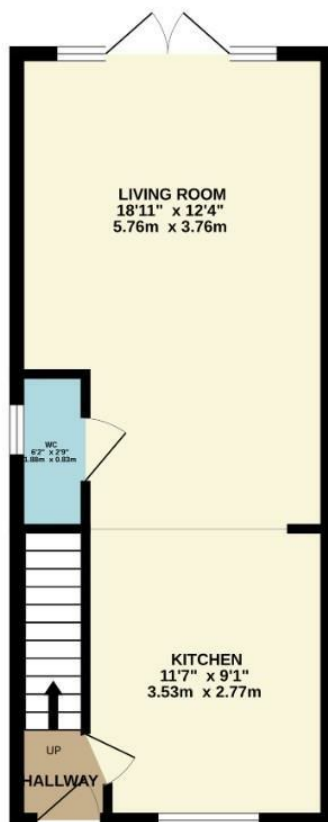
What 3 Words: **voted.moss.abode**

Council Tax Band: **E**

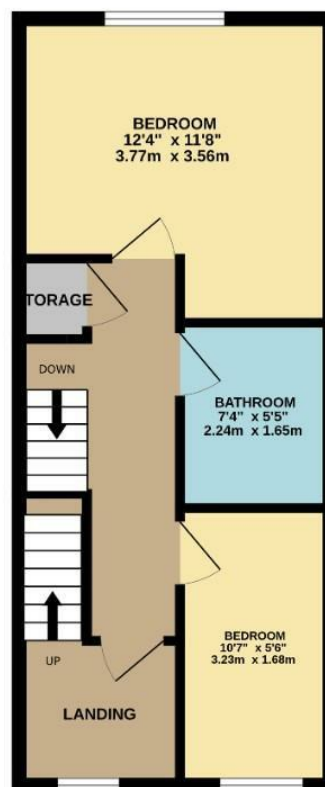
EPC Rating: **B**

Tenure: **Freehold**

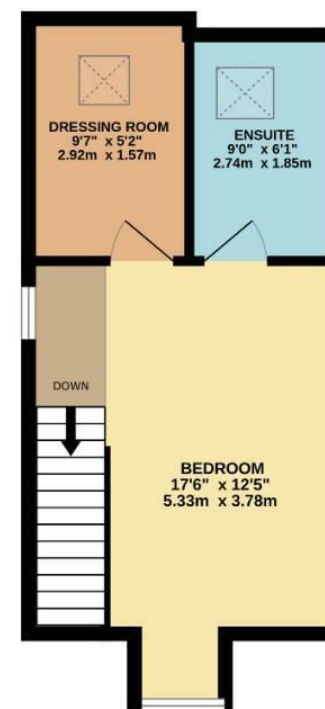
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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