

17 Handforth Road

Wilmslow, SK9 2LX



mosley jarman



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Offers Over £775,000

Video Tour Available- A superbly presented and extended 1930's four double bedroom, two bathroom detached family home situated in a convenient location with nearby access to popular local schools, the A34 bypass, Manchester Airport and the local motorway networks. The property benefits from UPVC double glazing, gas fired central heating (run by a condensing boiler), off road parking and South facing garden. The accommodation includes; a hall (with down stairs wc and cloaks), a spacious triple aspect extended living room (with inglenook and French doors onto the garden), a stunning living kitchen (providing an ideal family/entertaining space with ample room for dining, cooking and lounging- the kitchen is fitted with stylish matching wall and base units, granite work surfaces, integrated and space for appliances, dining area and living area which has vaulted ceilings and French doors onto the garden) and integral garage. To the first floor is a landing (with loft access- loft is part boarded), master bedroom (with fitted wardrobes), contemporary ensuite (with walk in shower and electric under floor heating), three further double bedrooms, modern family bathroom (with matching sanitary ware, separate shower enclosure, fully tiled walls and floor, electric under floor heating and heated towel rail) and a separate wc.

- Extended four double bedroom detached family home
- Convenient location close to popular local schools
- Two bathrooms (one ensuite)
- Integral garage
- South facing garden
- Superbly presented throughout
- Stunning living kitchen
- Off road parking
- Nearby access to the A34 bypass and the local motorway networks
- Freehold



The Grounds & Gardens

The property is set well back from the road with a large driveway which provides off road parking for numerous cars and access to the garage. To the rear of the house is a private and well established South facing garden (with lawn, patio and planted shrubs and borders).

The Location

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Council Tax Band: F

EPC grade: TBC

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: Off road parking to the front of the property.

Planning Permission Approved- Cheshire East Council Planning Portal ref.18/2449M (2018) & 06/0360P (2006)

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at property

Tenure: Freehold

Approved Planning Permission 2006. Cheshire East Council ref. 02/1908B

* 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 2LX**

What 3 Words: **flops.frames.bossy**

Council Tax Band: **F**

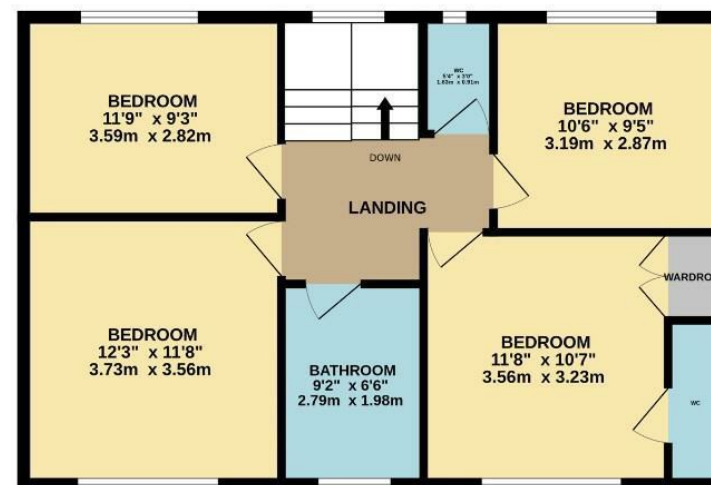
EPC Rating: TBC **D TBC**

Tenure: **Freehold**

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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 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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