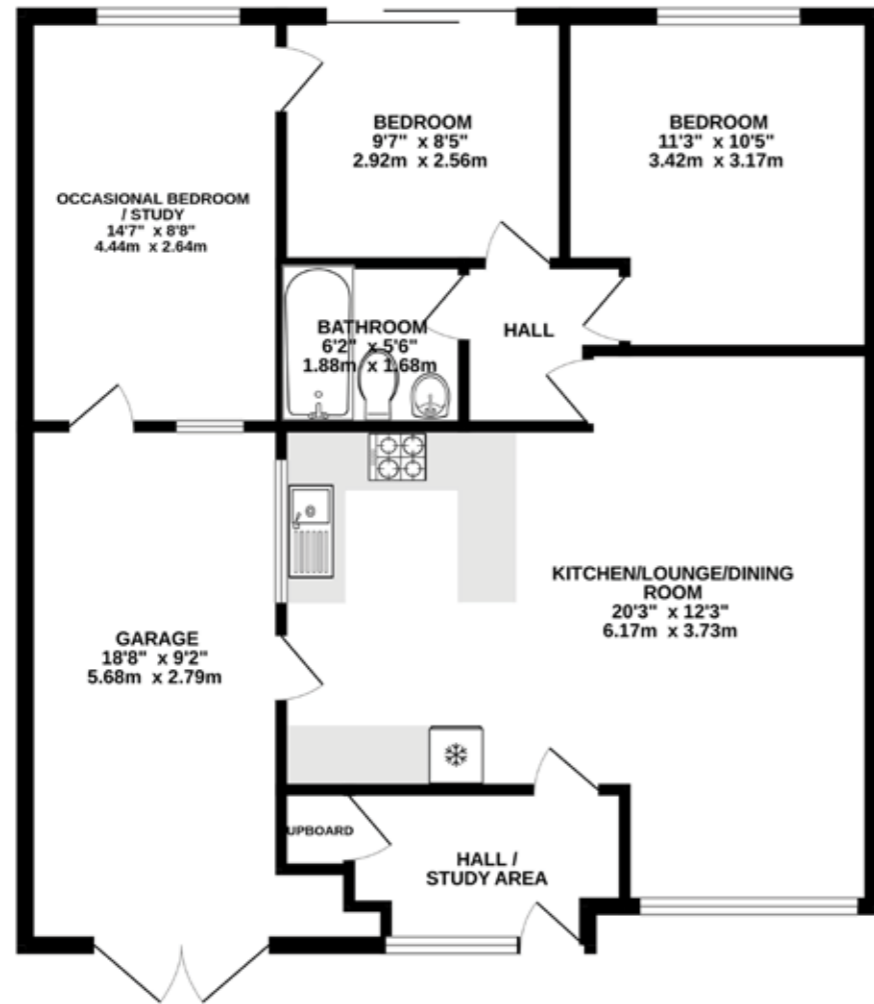


GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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9 HALLWOOD ROAD
Handforth
OFFERS OVER
£400,000



A rare opportunity to purchase a link-detached three bedroom bungalow with the added benefit of a large side plot giving further potential to either extend the current property or create a separate dwelling subject to planning permission.

GASCOIGNE HALMAN

- Link Detached Bungalow
- Open-Plan Living/Dining Kitchen
- Three Bedrooms

- Private Rear Garden And Off-Road Parking
- Large Corner Plot Giving Superb Potential To Extend Further (STPP)
- Potential Build Opportunity Subject To Permissions

**OFFERS OVER
£400,000**

9 HALLWOOD ROAD
Handforth



This well-presented detached bungalow boasts a large corner plot giving superb potential to extend/develop further as well as the potential to create a new dwelling subject to the relevant permissions. The property itself currently offers modern living and comprises internally; entrance hallway with useful storage cupboard, open-plan living/dining kitchen with media wall and access to the garage, modern refitted bathroom, three bedrooms and an attached garage which provides additional storage. Externally there is a driveway providing off-road parking with space for 3 cars, whilst to the rear there is a private landscaped garden. In addition to the rear garden the

property comes with an extensive side garden/plot, larger than most neighbouring houses. The property has a recently installed heat pump which means there is no need for gas and the property is working off electric only with 15 solar panels supporting the energy efficiency. Planning permission was granted (now lapsed) in 2014 to extend the house in to the side corner plot, to make a larger four bedroom bungalow. Plans available on Cheshire East Planning Portal using ref 14/5152M. In addition to this in 2017 a planning application was put forward to erect a new 2-bed bungalow (now lapsed) and plans are available also on Cheshire East Planning Portal using ref 17/1879M.

The property is sold with no vendor chain.

LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tescos etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

DIRECTIONS

Sat-Nav: SK9 3BE

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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