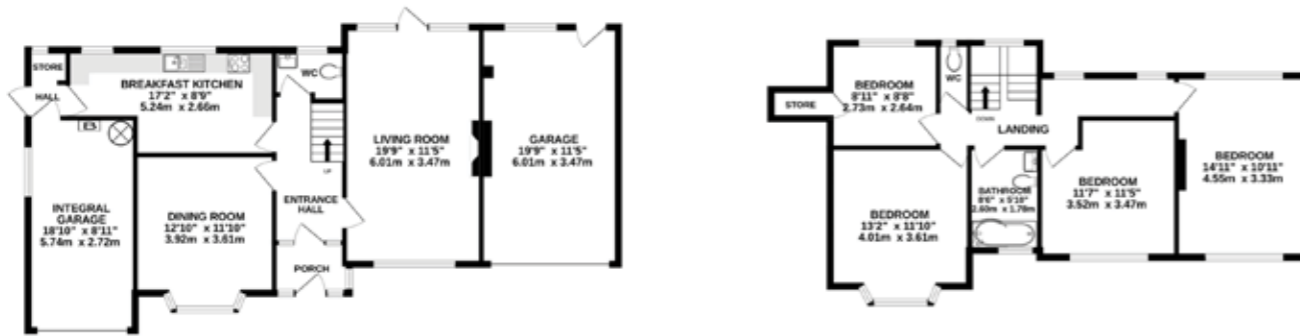


13 HANDFORTH ROAD
 Wilmslow
£700,000

GROUND FLOOR
 1011 sq.ft. (93.9 sq.m.) approx.

1ST FLOOR
 687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1698 sq.ft. (157.8 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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THE AREAS LEADING ESTATE AGENCY

A lovingly maintained and well-presented bay-fronted detached family residence boasting superb living space, four bedrooms and a simply stunning large South-Westerly facing rear garden. Available with **NO CHAIN.**

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

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GASCOIGNE HALMAN

- Attractive Detached Family Home
- Four Good-Size Bedrooms
- Two Generous Reception Rooms

- Long Sweeping Driveway And Two Garages
- Extensive West Facing Gardens
- No Onward Chain

£700,000

13 HANDFORTH ROAD

Wilmslow



DESCRIPTION

We are delighted to introduce this superb detached family home which is beautifully maintained and well presented throughout with spacious accommodation and a large South-Westerly facing rear garden. Internally the property comprises a welcoming entrance hallway with downstairs wc, large living room with fireplace and access to the rear garden, front dining room with feature bay window and a separate breakfast kitchen with access through to the integral garage. There is also a second garage to the other side of the property.

To the first floor there are four good-size bedrooms, three of which are generous double bedrooms, all served by a modern fitted family bathroom with three piece suite and a further separate wc. Externally, to the front of the property there is a long sweeping gravel driveway, with an attractive lawned garden, mature trees and hedged boundaries, which gives access to the two garages, whilst to the rear there is a truly stunning large South-Westerly facing garden mainly laid to lawn with well stocked borders and a high degree of privacy. The property enjoys a large private plot giving excellent scope to extend and develop further subject to the relevant permissions.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Handforth centre is also close by. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 2LX

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: F

VIEWING

Viewing strictly by appointment through the Agents.

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



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