



**GASCOIGNE
HALMAN**

4 DEAN ROAD, HANDFORTH SK9 3AF

THE AREAS LEADING ESTATE AGENT



4 DEAN ROAD, HANDFORTH SK9 3AF

£750,000

A timelessly handsome Victorian semi-detached villa boasting an impressive 3354 sq ft over four floors with seven double bedrooms and a superb walled South facing garden.

- Handsome Semi-Detached Victorian Villa
- Extensive Accommodation Measuring 3354 Sq Ft Over Four Floors
- Seven Double Bedrooms
- Three Large Reception Rooms
- Two Stylish Bathrooms
- Wealth Of Original Character Throughout
- Private Gated Driveway
- Private South West Facing Garden





Situated only moments from Handforth Village and train station, this superb Victorian family home offers a wealth of beautifully maintained original features combined with modern comforts and boasts impressive living space throughout giving excellent potential to remodel and add-value.

Internally the property offers a healthy 3354 sq ft over four floors and comprises internally: a grand entrance hallway with useful downstairs storage cupboard, large sitting room with feature fireplace and attractive bay-window incorporating French doors leading to the rear patio, generous living room with large bay-window and feature fireplace. In addition there is a good-size dining room with log burning stove, leading through to a fitted kitchen which gives access to the basement level.

To the first floor there are three large double bedrooms with the main bedroom boasting a stylish refitted Jack and Jill en-suite with bath and separate shower as well as an attractive arched feature window. A further modern family bathroom serves the remaining bedrooms.

To the second floor there are a further four double bedrooms giving excellent scope to convert to an additional bathroom or home office.

The property also comes with the added benefit of extensive cellars with five large chambers perfect for conversion (subject to permissions).

Externally the property is approached by a private gated driveway providing ample parking for several cars whilst to the rear there is a delightful South West facing garden with patio area, well-stocked borders and walled/fenced boundaries.

LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, however the nearby town of Wilmslow is within easy reach and offers a range of independent stores including Hoopers, along with several cafes and restaurants. Handforth Dean is within walking distance and has several superstores including Marks and Spencer, Tesco and Next, whilst John Lewis and Sainsburys are a short drive away. 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. There are good schools in the area, both State and Private, for children of all ages.

DIRECTIONS

Sat-Nav: SK9 3AF

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.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 3354 sq.ft. (311.6 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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