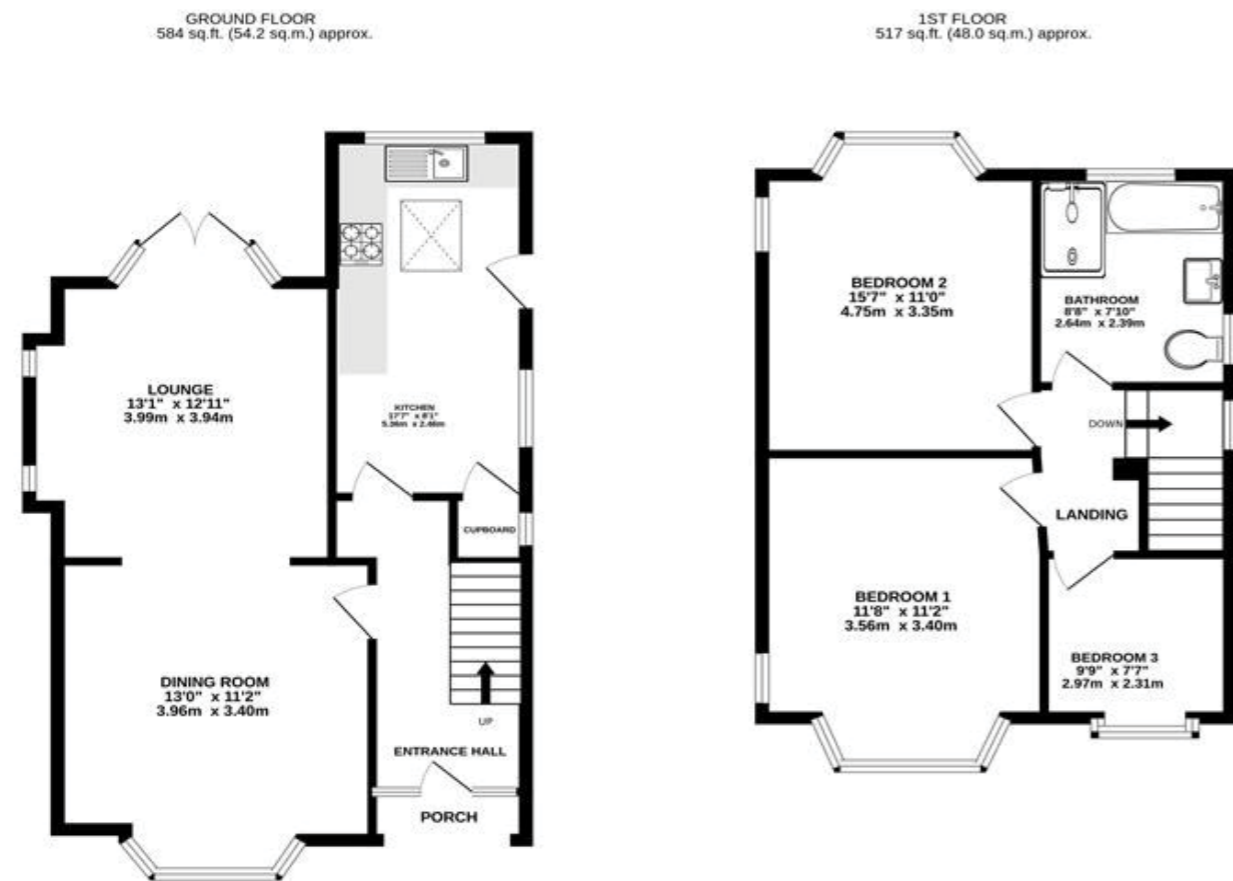


12 HALL ROAD
Handforth
£550,000



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.
 While 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

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

A lovingly maintained and well-presented bay-fronted detached family residence boasting superb living space, three bedrooms and a private South facing rear garden.

- Spacious Detached House in a Desirable Location
- Generous Open Plan Living Dining Room
- Three Good Sized Bedrooms

- Private South Facing Rear Garden
- Driveway with Detached Garage
- Close to Renowned Local Schools

£550,000

12 HALL ROAD

Handforth



DESCRIPTION

We are delighted to introduce this superb detached family home which is beautifully maintained and well presented throughout with spacious accommodation and a private South facing rear garden. Located in a highly sought after area close to renowned local schools and amenities as well as views to the woodland opposite. Internally the property comprises a welcoming entrance hallway, large dining room with feature bay window to the front opening up into the light and bright living room with French doors out on to the rear garden, plus a modern fitted breakfast kitchen with skylight over.

To the first floor there are three good-size bedrooms, all served by a modern fitted family bathroom with a bath and a separate shower. Externally, to the front of the property there is a paved driveway leading down the side of the property providing access to the detached garage at the rear. There is also an attractive lawned garden. Whilst to the rear there is a South facing garden mainly laid to lawn with spacious patio and well stocked borders giving a high degree of privacy. The property enjoys a private plot giving excellent scope to extend and develop further subject to the relevant permissions. Please note: we have been informed that there is asbestos present in the garage.

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, as is Handforth Dean shopping complex via a nearby pedestrian walkway.

DIRECTIONS

Sat-Nav: SK9 3AD

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: E

VIEWING

Viewing strictly by appointment through the Agents.

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



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