



**GASCOIGNE
HALMAN**

23 HILL DRIVE, HANDFORTH SK9 3AP

THE AREAS LEADING ESTATE AGENT



23 HILL DRIVE, HANDFORTH SK9 3AP

£875,000

A truly superb detached family home which has been meticulously renovated and remodeled to the highest of standards to create a stylish and spacious (2511 Sq Ft) property with four double bedrooms, three bathrooms and a substantial private rear garden.

- Attractive Detached Family Home
- Immaculate And Stylish Accommodation Throughout
- Spacious Accommodation Measuring 2511 Sq Ft Including Garage
- Four Double Bedrooms
- Three Modern Bathrooms
- Superb Living-Dining Kitchen
- Two Separate Reception Rooms And Private Home Office
- Extensive Landscaped Rear Garden





This immaculate family home offers impressive modern living space with high quality fixtures and fittings with a 'wet system' underfloor heating throughout the ground floor and built-in multi-media system, perfect for entertaining.

Internally the property offers generous room proportions and comprises at ground floor: storm porch opening to a large welcoming entrance hallway with wood effect ceramic tiled flooring which runs throughout the ground floor, private home office with fitted storage, refitted stylish shower room, superb living room which is generous in size with feature log burning stove and French doors opening to the contemporary living-dining kitchen with central island and Quartz work surfaces, integrated appliances and dual sets of modern floor to ceiling Aluminium sliding doors which open to the rear patio and garden beyond. A separate sitting room can be accessed via the kitchen which also comes with sliding doors to the rear patio, whilst a good-size separate utility room and integral single garage completes the ground floor.

To the first floor there are four double bedrooms all offering bespoke fitted wardrobes, the main bedroom boasting its own modern en-suite bathroom and a further contemporary family bathroom with bath and separate shower facilities serving the remaining three bedrooms.

Externally to the front the property offers a private driveway for off-road parking which gives access to the electronically operated garage, front lawned garden and stocked borders with gated side access to the rear. To the rear there is a truly superb garden, large in size with excellent privacy, natural stone patio perfect for Al fresco dining and well-stocked borders with outdoor power and lighting.

The property enjoys a sought after location close to local amenities, walking distance to Handforth Dean and train station.

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 3AP

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.

WILMSLOW OFFICE

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