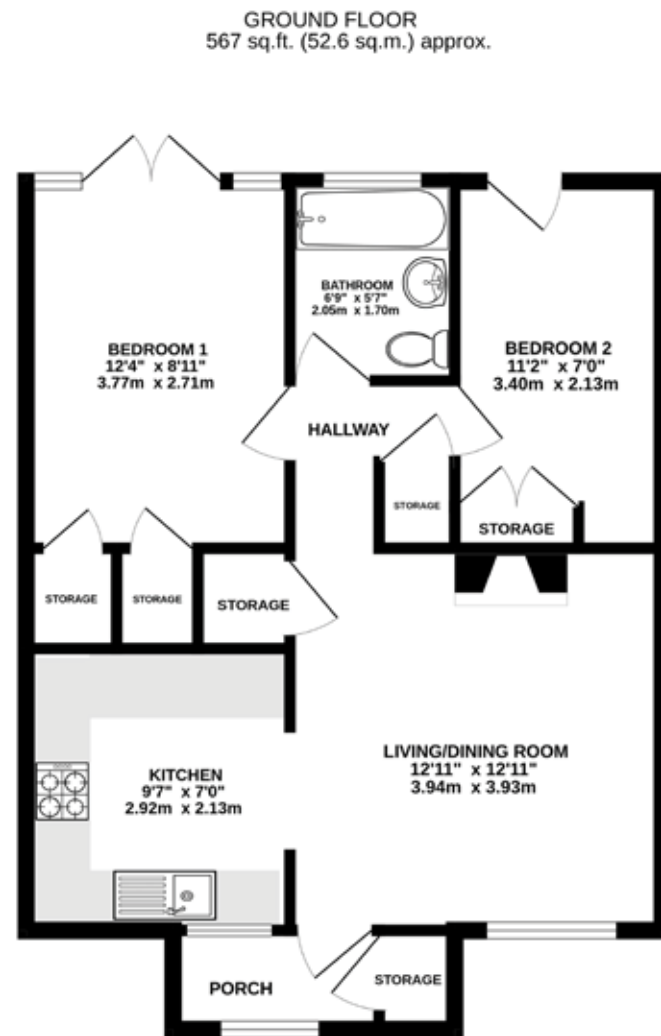


124 CALDY ROAD
Handforth
£185,000



TOTAL FLOOR AREA: 567 sq.ft. (52.6 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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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 spacious and fully renovated ground floor garden apartment boasting modern accommodation throughout with two good-size bedrooms, stylish bathroom and kitchen, large garden and garage. Sold with no chain.

- Spacious Ground Floor Garden Apartment
- Fully Renovated Throughout
- Stylish Kitchen And Bathroom
- Large Garden
- Garage
- Convenient Location Close To Handforth Village And Train Station

£185,000

124 CALDY ROAD

Handforth



DESCRIPTION

CASH BUYERS ONLY due to only 37 years remaining on the current lease. Upon ownership, a purchaser may be able to extend the lease at a cost via the freeholder. This modernised ground floor garden apartment offers well-presented light and airy accommodation with the added benefit of its own large private garden. The property itself has its own private entrance with entrance porch with fitted storage, opening to a good-size open-plan living/dining room with feature fireplace, stylish refitted kitchen, two good-size bedrooms with both offering fitted storage and access to the rear and the main bedroom enjoying its own set of French doors

opening directly on to the garden. In addition there is a modern refitted bathroom and useful storage cupboards located off the hallway. Externally to the front the property enjoys pleasant views over the communal lawns whilst to the rear there is a large garden with fenced boundaries. The property also comes with its own private garage and enjoys a convenient location close to Handforth village, local amenities 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, Tesco's 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 3BS

TENURE

Leasehold for 99 years from 29/09/1963 with a ground rent of £15 p.a. (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: B

VIEWING

Viewing strictly by appointment through the Agents.

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



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