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SALE

Rooftops

Sales Letting & Management



Finsbury Way, Handforth, SK9

****No Chain****

Conservatory

Enclosed Rear Garden

Three Double Bedrooms

Off Road Parking

Energy Efficiency Rating C

NEW TO THE MARKET!! This stunning three bedroom, three story town house has glorious views to the rear of Wilmslow's angling club lake, which is a static view that will never be built on. Offering spacious rooms and a bright atmosphere. Benefitting from a highly desirable position within minutes of Handforth train station and Handforth village centre, off road parking and a private low maintenance rear garden. Located within a modern development, this excellent property is an ideal home for the commuter, first time buyer or investor. Easy access to the A-34 bypass, motorway links and Manchester International Airport. Comprising; entrance hall, downstairs shower room, playroom/office, kitchen diner with integrated appliances, an American style fridge freezer and a central breakfast bar, conservatory onto the rear garden. First floor; bright and airy lounge, master bedroom and En-Suite shower room. Second floor; two double bedrooms, family bathroom. Energy Efficiency Rating C.

Offers in Excess of

£425,000

Sell with confidence, sell your property with **Rooftops**

Entrance Hall

17'3" (5m 25cm) x 3' (91cm)

Composite door with glazed panel and chrome door furniture, black gloss tiled flooring, central ceiling light, radiator, power points.

Shower Room

7'73" (3m 98cm) x 2'88" (2m 84cm)

Wooden door, wooden flooring, double glazed window to the front elevation, central ceiling light, walk in shower cubicle, vanity unit incorporating a wash hand basin, low level WC.

Playroom/office

15'3" (4m 64cm) x 7'8" (2m 33cm)

Wooden door, central ceiling light, carpet flooring, radiator, power points.

Kitchen/Diner

14'99" (6m 78cm) x 12'0" (3m 65cm)

Wooden door, double glazed window to the front elevation, wooden flooring, central ceiling light, inset spot lights, integrated electric hob, oven, microwave, dishwasher, washing machine, American style fridge freezer, central kitchen island, built in storage cupboard, radiator, power points.

Conservatory

12'51" (4m 95cm) x 11'16" (3m 75cm)

French doors leading onto the enclosed rear garden, spot lights, wooden flooring, insulated roof.

Stairs and Landing to First Floor

Wooden balustrades and banisters, carpet flooring, central ceiling light, radiator, power points.

Lounge

13' (3m 96cm) x 15' (4m 57cm)

Wooden door, two double glazed windows to the rear elevation, central ceiling light, wooden flooring, radiator, power points.

Master Bedroom

12'89" (5m 91cm) x 10'92" (5m 38cm)

Wooden door, two double glazed window to the front elevation, central ceiling light, carpet flooring, built in wardrobes, radiator, power points.

En-Suite

Wooden door, tiled walls and flooring, inset spot lights, walk in shower cubicle, wash hand basin, low level WC, extractor fan.

Stairs and Landing to Second Floor

Balustrades and banisters to second floor, central

Floorplans



ceiling light, carpet flooring, radiator, power points.

Bedroom Two

15' (4m 57cm) x 9'9" (2m 97cm)

Wooden door, two double glazed windows to the rear elevation, carpet flooring, radiator, power points.

Bedroom Three

15'9" (4m 80cm) x 11'58" (4m 82cm)

Wooden door, two double glazed windows to the front elevation, carpet flooring, radiator, power points.

Bathroom

7'24" (2m 74cm) x 6'48" (3m 4cm)

Wooden door, tiled walls and flooring, inset spot lights, bath with shower over, vanity unit incorporating the wash hand basin, low level WC, radiator.

Outside Space

To the front there is a off road parking for one car, overlooking a gorgeous green area with benches and to the rear there is an enclosed garden with astro turf and patio area. Stunning views from the second floor overlooking the Wilmslow angling club lake which is a static view.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.