



174A Wilmslow Road  
Handforth SK9 3LF  
Asking Price £465,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



# 174A Wilmslow Road

## Handforth SK9 3LF

### Asking Price £465,000

An Individual Freehold Detached Bungalow having Two Bedrooms, Two Bathrooms and detached Double Garage.

Situated close to Handforth Centre, transport, schooling and the super stores on the A34 bypass, this deceptive bungalow is screened from the road. It offers L Shaped Entrance Hall, Lounge, Conservatory, Large Fitted Kitchen/Dining Area, Two Bedrooms, Two Bathrooms (One En-suite). Outside are gardens to the front with driveway leading to the rear complete with a detached brick double garage and additional parking.

Viewing is highly recommended.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Two Bathrooms (one En-suite)
- Double Garage (Detached)
- Private Rear Garden
- FREEHOLD

L Shaped Hallway  
6'8" x 3'10" to 16'9" x 2'5"

Tenure: Freehold  
Council Tax: Cheshire East D

Lounge  
14'5" x 13'7"  
Attractive fire surround with Gas fire.  
Sliding Glazed door to:

Double Glazed Conservatory  
12'9" x 11'9"  
French doors to Garden

Fitted Kitchen/Dining Area  
17'7" x 11'7" (max 13'8")  
Fitted Units, Work Surfaces  
Integrated appliances to include microwave, electric oven/grill, hob, extractor hood  
dishwasher, washing machine, fridge freezer

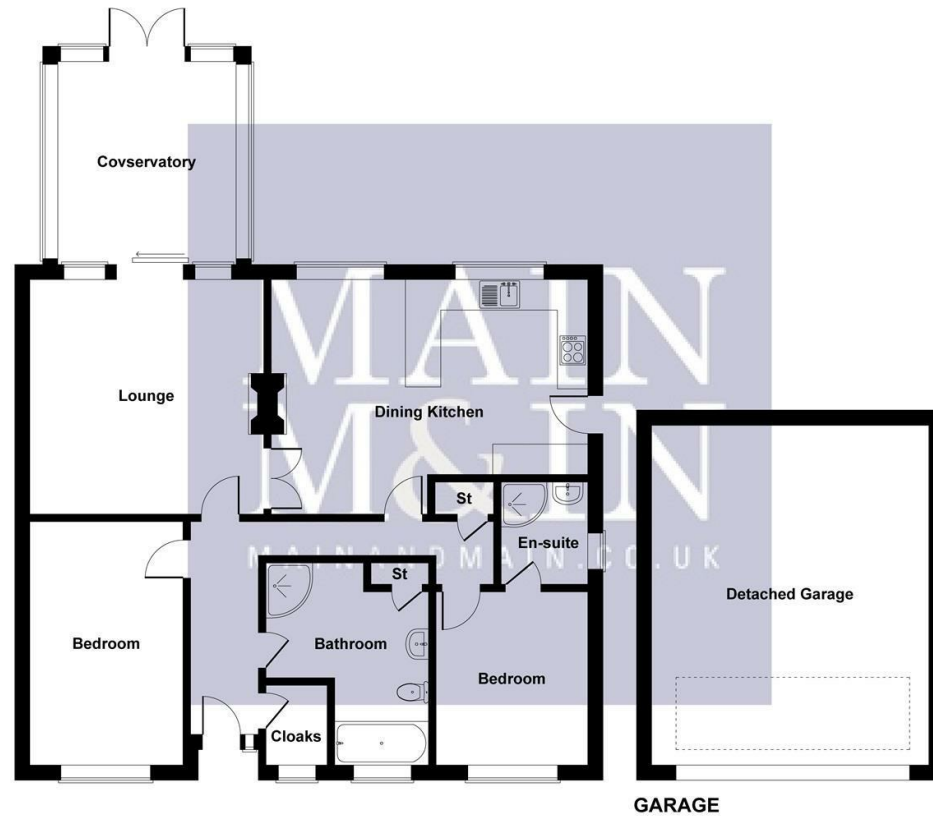
Bedroom One  
15'2" x 9'2"

Bedroom Two  
10'3" x 9'1"

En-Suite Shower Room/WC  
6'3" x 5'6"  
Three Piece Suite

Family Bathroom/WC/Shower  
7'11" x 7'  
Panelled Bath, pedestal Wash basin  
Low level WC, Corner Shower Unit, Airing Cupboard

Outside  
Gardens to the front and rear to include driveway, hedging, detached double garage and additional parking.



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Company Registration No. 5615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666

Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

mainandmain.co.uk

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.  
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.  
Tenure - To be confirmed with a solicitor at point of sale.  
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

| England & Wales                             |           |
|---------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |           |
| Not energy efficient - higher running costs |           |
| G (1-20)                                    |           |
| F (21-30)                                   |           |
| E (31-40)                                   |           |
| D (41-50)                                   |           |
| C (51-60)                                   |           |
| B (61-80)                                   |           |
| A (81-91)                                   |           |
| (92 plus) A                                 |           |
| Very energy efficient - lower running costs |           |
| Current                                     | Potential |
| 66                                          | 81        |

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Not environmentally friendly - higher CO2 emissions |           |
| G (1-20)                                            |           |
| F (21-30)                                           |           |
| E (31-40)                                           |           |
| D (41-50)                                           |           |
| C (51-60)                                           |           |
| B (61-80)                                           |           |
| A (81-91)                                           |           |
| (92 plus) A                                         |           |
| Very environmentally friendly - lower CO2 emissions |           |
| Current                                             | Potential |
|                                                     |           |

