



AWARDED FOR
MARKETING | SERVICE | RESULTS

20 Bulkeley Road
Handforth SK9 3DJ
£650,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



20 Bulkeley Road Handforth SK9 3DJ

£650,000

For Sale by Private Treaty on instructions from the Executors, an eye catching, FREEHOLD, Three Bedroom, extended Dormer Detached. NO ONWARD CHAIN.

If you are looking for something a little bit different then this property must surely hit the mark. It lies off Wilmslow Road just a short distance from Handforth village. The original property offered two bedrooms but the late owner had a substantial side extension added to provide a single storey annex. This totally transforms the property providing an extra Master Bedroom with patio windows onto the garden, large En-Suite Wetroom/WC and integral garage. This is much wider than normal and would provide additional living if required. The gardens, although not over large, are totally private and mature.

The property does require updating but this has been taken into consideration. Close by are local schools, transport etc.

This is a ONE OFF, not to be missed.

- Three Bedrooms
- Two Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Private Gardens
- Great Potential
- NO ONWARD CHAIN
- Freehold



Tenure: Freehold
Council Tax: Cheshire East E

Entrance Hall
18'6" max x 4'10"
Downstairs WC - White Suite and Wash Basin

Lounge
14'5" x 12'10"
Feature Fireplace with inset log effect gas fire

Open Plan Kitchen/Dining Room
23'4" x 11'1" to 12'9" to 13'2"
Part Tiled Walls, Fitted Units, Inset Induction Hob, Extractor Hood.
Oven/Microwave, Space for Fridge & Freezer, Ceiling Spots, Inset Log effect gas fire.

Door to:
Conservatory
11'10" max x 11'2"
PVCU Double Glazed Door to Garden

Utility Room (off Kitchen)
7'2" x 6'5"
Fitted Units, Plumbing for Washing Machine
PVCU Double Glazed door to Garden

Long Hallway
26'6" x 6'5" to 4'7"
Gas Boiler, Doors to Garage & Garden

Master Bedroom
16'3" x 13'3"
Fitted Wardrobes, drawers & desk
Fitted Ceiling Freeway running through to Wet Room, Double Glazed Patio Doors

Wet Room
11'9" x 8'6"
Tiled Walls, Wash Basin, Illuminated Wall Mirror
Low Level WC, Shower area

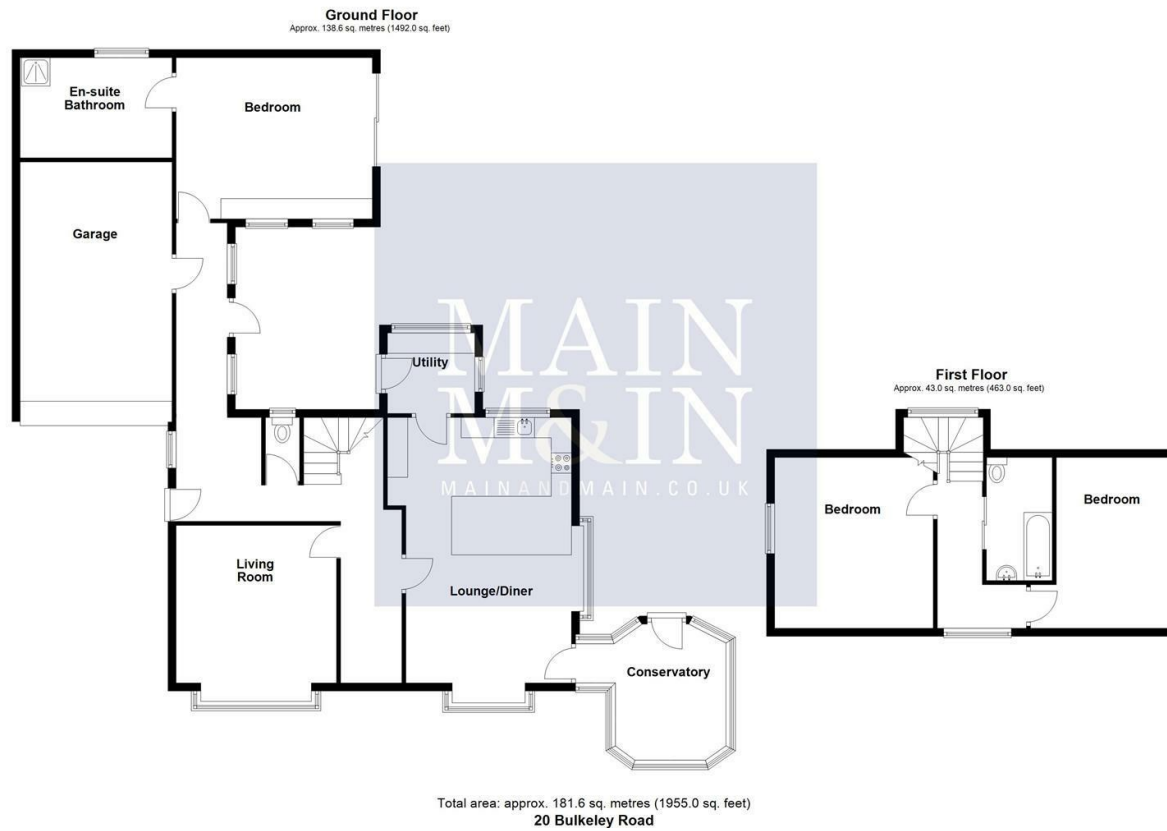
Landing

Bedroom One
12'10" x 11'5"

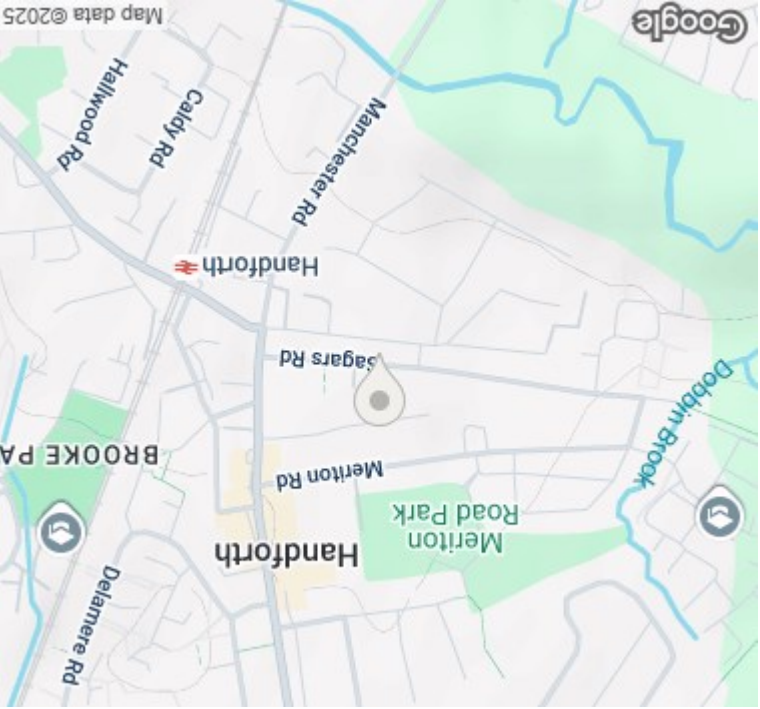
Bedroom Two
11'7" plus w/robe depth x 10'9" max
Built in Wardrobes

Bathroom/WC
7'9" x 4'10"
Tiled Walls, White Modern Suite
Shower over Bath, Tiled Floor, Fitted Drawers & Cupboard

Outside
Garage 20'6" x 11'5" - Electric up and over door
Gardens to front, side & rear with hedging, lawns, flower beds, ornamental pond
patio, block pavior driveway



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



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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Poor	E (39-54)
Very poor	F (21-38)
Not energy efficient - higher running costs	G (1-20)
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Environmentally friendly	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Poor	E (39-54)
Very poor	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)
England & Wales	
EU Directive 2002/91/EC	

mainandmain.co.uk

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

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



Company Registration No. 5615498