



3 Wentworth Street

Handforth | Wilmslow | SK9 3GF

Offers over £512,500

We are pleased to present this four-bedroom detached property located in Handforth, Wilmslow.

The property consists of – Sitting Room, Kitchen/Dining room, Utility, WC, Four Bedrooms, En-suite, Bathroom and a Garage.

This property offers light-filled, family-friendly accommodation and a good sized garden. It is situated close to major transport links, local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-91) A			
(81-61) B		84	
(69-50) C			
(55-44) D			
(39-34) E			
(21-10) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

3 Wentworth Street Handforth | Wilmslow | SK9 3GF

Offers over £512,500

Sitting Room

20'10" x 11'8"

The spacious sitting room features a front aspect window, carpeted flooring and exits to the rear of the property via a double glass door with side panelled windows.

Kitchen/Dining Room

20'10" x 11'8"

The kitchen/dining room is an open plan combined area. The modern kitchen is fully fitted with white storage cupboards and utilities including an eye level oven, hob and extractor fan and laminated flooring. From here the room exits to the back via a double glass door with side panelled windows.

Utility

6'3" x 6'0"

The utility is equipped with utilities for laundering and a door exits to the back of the property.

WC

The practical ground floor WC has a hand wash basin and finished off with quality tiling throughout.

Bedroom 1 (En-Suite)

11'8" x 10'7"

This double en-suite bedroom sits at the back of the property and features a rear aspect window, carpeted flooring and built in storage space.

En-Suite

7'10" x 4'5"

This well decorated en-suite shower room is fitted with a toilet, wash hand basin and shower facilities.

Bedroom 2

11'10" x 10'4"

This double bedroom features a front aspect window, carpeted flooring and built in storage space.

Bedroom 3

11'9" x 9'8"

This double bedroom features a front aspect window and carpeted flooring.

Bedroom 4

10'4" x 10'1"

Bedroom four is well-spaced and features a rear facing window and carpeted flooring.

Bathroom

8'1" x 6'1"

This bathroom is equipped with toilet, wash hand basin and bath facilities. The room also features attractive tiling throughout.

Garage

19'8" x 32'9" x 9'10" x 22'11"

The property benefits from a good sized lock-up garage.

Garden

At the front of the property there is blocked paving and a driveway that leads to the garage at the back of the property. The enclosed back garden features a neat and well-maintained garden with a blocked paved leisure area and lawn coverage.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

