



*jordan fishwick*

56 Sagars Road, SK9 3EE  
Guide Price £475,000

# Sagars Road Handforth SK9 3EE

Guide Price £475,000



This well presented four bedroom detached property is situated within a short stroll of Handforth village and train station alike. The contemporary accommodation comprises in brief: Entrance hallway, bay fronted living room, contemporary refitted breakfast kitchen, downstairs W.C. and living room with French doors which open onto the decking and gardens. The first floor accommodation comprises: Stairs/landing, master bedroom with modern en-suite and walk in wardrobe, three further attractive bedrooms and a family white bathroom suite. The property is set within attractive and mature gardens on a corner plot and there is a decked patio area offering ideal entertaining space. Internal viewings highly recommended.



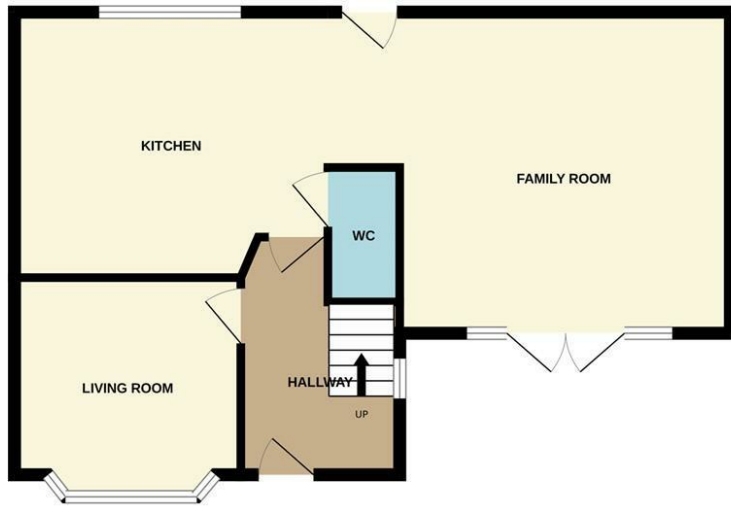
- Detached
- Corner Plot
- Four Bedrooms
- Off Road Parking
- Close to Countryside Walks
- No Chain
- Extended
- Ensuite Bathroom



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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