



*jordan fishwick*

12 Brereton Road, SK9 3AN  
Guide Price £649,950

# Brereton Road Handforth SK9 3AN

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This handsome four bedroom detached home offers a wealth of well proportioned accommodation which is sure to appeal!. The property is located on a desirable road and is within a short stroll of the train station, local shops and amenities. The accommodation comprises in brief: Entrance porch , bay fronted reception room, living room, kitchen diner with access to the garage, utility room and downstairs shower room. The first floor comprises: four bedrooms with one benefitting from an en-suite shower room and a family bathroom. Externally the property boasts a private rear garden which is mainly laid to lawn with patio area which is ideal for entertaining. To the front is a paved driveway with parking for multiple vehicles. Viewings essential to fully appreciate.

**Entrance Porch****Living Room**

17'0" x 14'0"

Bay fronted living room with uPVC double glazed windows to front, storage cupboard, radiator, stairs to first floor.

**Sitting Room**

15'9" x 13'5"

Good sized sitting with inglenook fireplace, bay window to rear with uPVC double glazing, uPVC double glazed frosted windows to side, two radiators, wall mounted lights.

**Kitchen/Diner**

15'4" x 8'9"

Fitted kitchen with a range of base units with matching wall mounted units with five ring gas hob with extractor hood over, one and a half stainless steel bowl sink and drainer, space for American style fridge freezer, 'NEFF' oven and grill, integrated dishwasher, ample space for dining table and chairs, radiator, door leading to integral garage, uPVC double glazed window to rear, door leading to utility, recessed ceiling spotlights.

**Utility**

8'9" x 7'5"

Space and plumbing for washer or dryer, door to rear garden., wall mounted boiler.

**Shower Room**

4'6" x 3'4"

Walk-in shower cubicle, pedestal wash hand basin, low level wc, uPVC double glazed frosted window to rear, chrome heated towel rail.

**Garage****Landing**

Loft access.

**Bedroom One**

13'8" x 13'1"

Double bedroom with bay window to rear uPVC double glazing, fitted wardrobes with sliding doors, radiator.

**Bedroom Two**

14'9" x 11'1"

Further good sized bedroom with bay window and uPVC double glazing, fitted wardrobes with sliding door, radiator.

**Bedroom Three**

17'6" x 7'8"

Double bedroom with uPVC double glazed window to front, radiator.

**En-suite**

7'2" x 3'11"

Walk-in shower cubicle, low level wc, pedestal wash hand basin, uPVC double glazed frosted window to rear, chrome heated towel rail.

**Bedroom Four**

26 x 22

Good sized bedroom with uPVC double glazed window to front, radiator.

**Bathroom**

8'10" x 6'10"

Stylish bathroom with walk-in shower cubicle, panelled bath, low level wc, wall mounted wash hand basin with vanity unit under, heated towel rail.


**Outside**

Externally the property benefits from a rear garden which is mainly laid to lawn with decked patio area which is ideal for entertaining. The rear garden is enclosed by timber panelled fencing and hedges. To the front there is a garden and a paved driveway with off road parking.



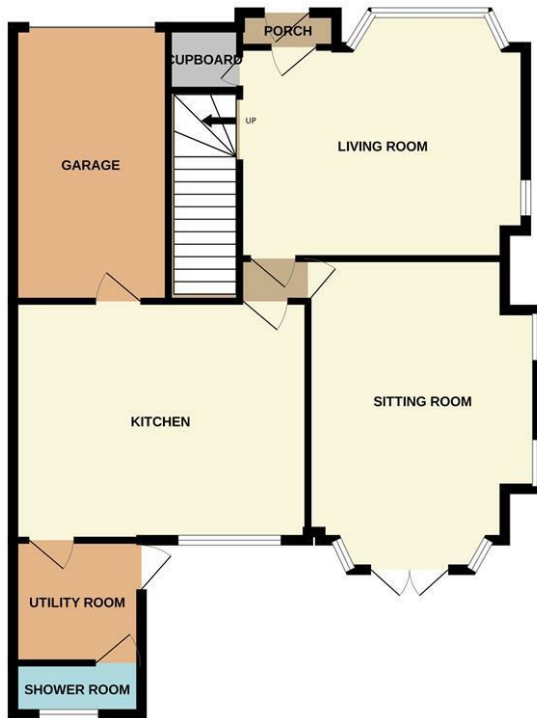
- Detached
- Four bedrooms
- Cul-de-sac position
- One of Handforth's finest roads
- Short stroll to Handforth train station
- Easy access to Handforth village
- Off road parking
- Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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