



jordan fishwick

42 WALLINGFORD ROAD HANDFORTH SK9 3JU
Guide Price £469,950

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NO CHAIN - Located within easy access of Handforth, Heald Green and the Airport bypass this deceptively spacious four bedroom extended and traditional semi detached property offers excellent accommodation throughout. The property in brief comprises an entrance hallway, downstairs WC, living room, separate and extended family space which consist of both a living and dining area, being partially open plan to the kitchen diner whilst offering a degree of separation. The kitchen diner is fitted with an extensive range of wall, and base units with a number of integrated appliances and breakfast bar area. Two separate UPVC double glazed French doors provide access and views to the rear garden. Additionally to the first floor there are four bedrooms and a family bathroom. The principal bedroom has built-in wardrobes and access to an ensuite shower room. The family bathroom is fitted with a stylish and modern three piece white suite. To the rear of the property the garden is beautifully landscaped and maintained with patio and lawn area. The property has a block paved driveway which provides off road parking for a number of vehicles.

Entrance Hall

UPVC double glazed entrance door providing access to the internal entrance hallway. Access to the ground floor accommodation. Staircase with spindled balustrade leading to the first floor. UPVC double glazed window to the side aspect. Wood effect laminate flooring. Radiator

Downstairs WC

Comprising a two piece white suite with low level WC and corner wall mounted wash hand basin. Tiled splashback. Extractor fan.

Lounge

12'7 x 10'8

A well proportioned reception room with UPVC double glazed window to the front aspect. Feature exposed brick fireplace. Radiator. Picture rail.

Living Room/Dining Area

27'5 x 9'8

This large open plan and extended reception room comprises a set of UPVC double glazed French patio doors which lead to the rear patio and garden. Feature exposed brick wall. Picture rail. Radiator. TV point. Access to the kitchen diner.

Kitchen Diner

18' x 11'7

The kitchen is fitted with a matching range of grey wall, base and drawer units with complementary roll top work surfaces and splashback. There is an additional breakfast bar area providing additional food preparation surface and that all important dining space. Incorporated within the work surface there is a circular stainless steel sink and bowl unit. There is a large range style oven with six ring gas hob with stainless steel splashback and extractor hood over. Integrated dishwasher and integrated fridge. Radiator, UPVC double glazed window to the side aspect. UPVC double glazed external side door providing access to the perimeter pathway. Space for a dining room table and chair set. Ceiling skylight providing a source of natural light. UPVC double glazed French doors leading to the rear garden. Recessed ceiling lighting.

Utility Area

7 x 5'4

UPVC double glazed window to the front aspect. Ceiling skylight. Space for washing machine and tumble dryer. Work surfaces with stainless steel sink bowl and drainer. Wall mounted cupboard. Gas boiler. Tiled flooring. Radiator.

First Floor Landing

UPVC double glazed window to the side aspect. Access to the first floor accommodation.

Bedroom One

14'7 x 9'4

UPVC double glazed windows to the rear aspect providing views to the rear garden. Radiator. A set of wardrobes with sliding mirror fronted doors providing storage and hanging space whilst providing access to an additional storage area within the eaves of the extension. Access to ensuite shower room.

En suite

6' x 3'

Fitted with a traditional three piece white suite which comprises a low level WC, wash hand basin and shower enclosure with mains shower fittings and fully tiled splashback. Wall mounted heated towel rail. Wall mounted mirror fronted bathroom cabinet.

Bedroom Two

12' x 10'9

A further generously proportioned double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Picture rail.

Bedroom Three

7'5 x 7'5

UPVC double glazed window to side aspect. Radiator. Fitted wardrobes providing storage and hanging space. Additional bedroom drawer unit. Loft access.

Bedroom Four

7'2 x 5'8

UPVC double glazed window to the side aspect. Radiator. Fitted wardrobe over the bulkhead of the stairs providing additional storage and hanging space.

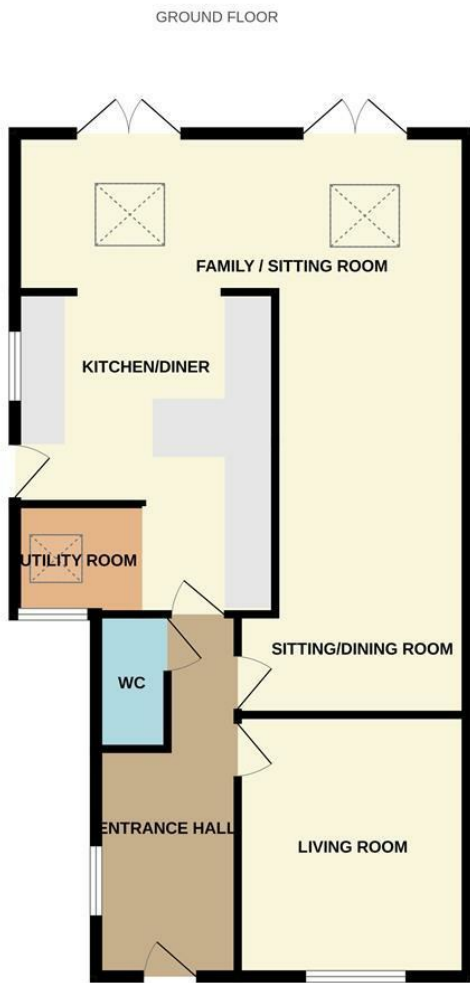
Bathroom

7' x 6'

Fitted with a modern three piece white bathroom suite which consists of a low level WC with pushbutton flush, pedestal wash hand basin with mixer tap and tiled splash back. Panelled bath with glazed shower screen, mains shower fittings and tiled splashback. Wall mounted heated towel rail. Extractor fan.

OUTSIDE

To the rear of the property the mature garden is beautifully landscaped and consists mainly of a lawned area and raised a mature borders with a patio. Fenced perimeter. To the front of the property there is a block paved driveway which provides off parking for a number of vehicles.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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