



42 WALLINGFORD ROAD HANDFORTH SK9 3JU

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.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagix 12024



- Extended Semi Detached Property
- Four Bedrooms
- Ensuite Shower room
- Modern family bathroom
- Kitchen diner
- Utility room
- Downstairs W.C
- Landscaped rear garden
- Off road parking

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(69-81) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC