



## 8 CAMPDEN WAY HANDFORTH WILMSLOW SK9 3JA

A traditional and substantially extended three bedroom detached property (with extra reception room which could be used as an extra bedroom/study) which is offered to the market with No Vendor Chain and positioned on much sought after cul-de-sac. The property is located within a highly popular location within Handforth being located off Grangeway and having a central village position. Handforth village offers a number of local shopping facilities restaurants and a train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the A34 and the M56 for commuters, with Manchester Airport being less than 20 minutes away. The area also offers a wide choice of private and local state schools with the local primary school being Ofsted outstanding. The property in brief consists of a hallway with storage cupboards, a large and extended living room with access to a dining room and an additional reception room, which could be used as a study or downstairs bedroom. There is an extended kitchen diner with access to a downstairs WC and storeroom (housing the gas boiler). Located on the first floor there are three well proportioned bedrooms and a modern family bathroom. Externally the garden is laid mainly to lawn and is enclosed to the perimeter. The property has off-road parking for a number of vehicles and a garage which offers additional storage. The property is double glazed, gas central heated and would make a fantastic home due to the generous 130 square metres of accommodation which is offered.



TOTAL FLOOR AREA: 1399 sq.ft. (130.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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- Detached Property
- Extended Accommodation
- Three bedrooms
- Kitchen Diner
- Three reception rooms
- Garage and off road parking
- No Chain
- Gas central heating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	62	77	England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	