

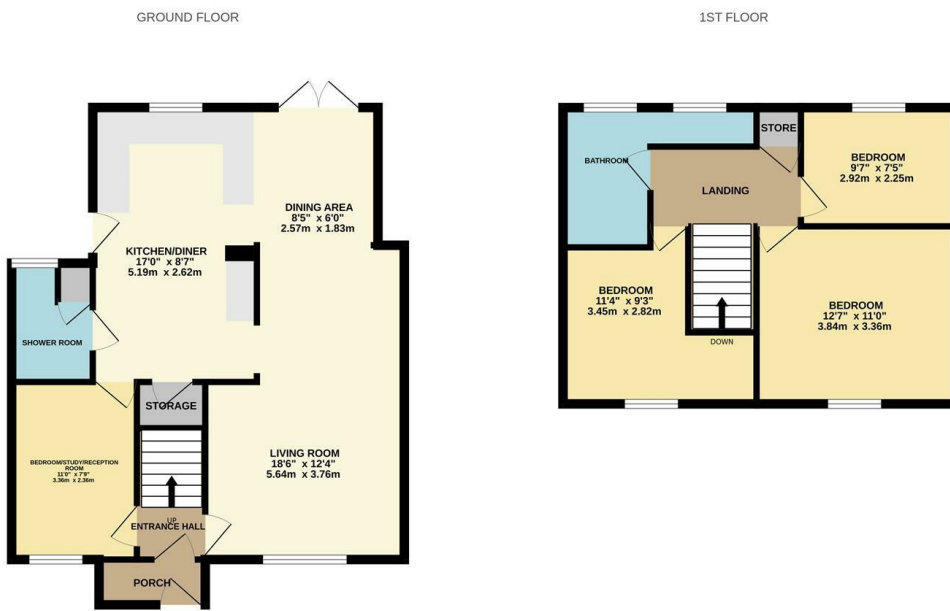


jordan fishwick

17 HENBURY ROAD HANDFORTH SK9 3PJ
Guide Price £319,950

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A stylish and extended 3/4 bedroom mid terrace property located within easy reach of Handforth village. The property has been extensively improved and refurbished by the current owner and comprises an entrance porch which leads to an internal entrance hallway. There is a large open plan and well presented lounge and dining space with UPVC double glazed French doors leading to the rear garden and the decked patio. The property has been extended to the ground floor creating a large sociable family home with spacious kitchen diner. The kitchen consists of a modern fitted kitchen benefiting from several integrated kitchen appliances which include a fridge freezer, double oven and separate microwave, dishwasher, washing machine and an electric hob with stainless steel extractor hood over. Additionally to the ground floor there is a shower room with downstairs WC. Accessed via the hallway and also via the kitchen there is a second separate versatile reception room currently used as a bedroom. On the first floor there are three well proportioned double bedrooms and a bathroom with modern three piece bathroom suite. To the rear of the property there is a well maintained and enclosed rear garden which has mature borders and a private outlook. The garden is laid to lawn and has a raised decked patio area. To the front of the property, there is a lawn area and blocked paved pathway leading to the front door.



- Extended Mid Terrace
- 3 / 4 bedrooms
- Downstairs Shower room & W.C
- Modern kitchen diner
- Three double bedrooms
- Garden to front and rear
- Extended accommodation
- No Chain

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		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	