



**jordan fishwick**

17 SCHOOL ROAD HANDFORTH WILMSLOW SK9 3EZ  
Guide Price £319,950

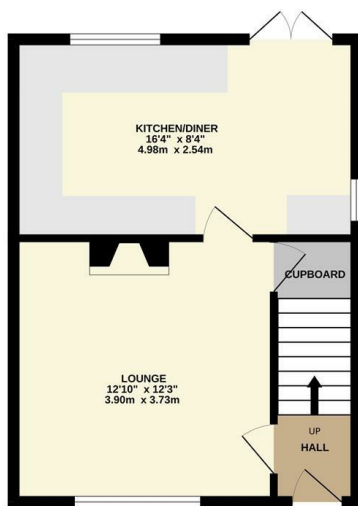


## 17 SCHOOL ROAD HANDFORTH WILMSLOW SK9 3EZ

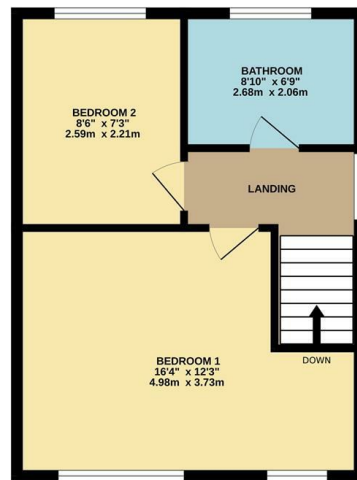
NO CHAIN. Located within the heart of Handforth Village. Handforth village offers a number of local shopping facilities restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City 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. This two bedroom semi detached property comprises a hallway, lounge with feature open fireplace, kitchen diner to the rear with uPVC double glazed French patio doors which lead to the rear garden. The modern kitchen has an integrated fridge and freezer, oven and gas hob. There is space for a washing machine and small tumble dryer. The understairs storage cupboard houses the gas boiler and a Mega flow tank (pressurised water tank). Located on the first floor there are two bedrooms, the main bedroom is large with two uPVC double glazed windows to the front aspect. The family bathroom is fitted with a four piece white bathroom suite which comprises a large Jacuzzi bath and a separate shower enclosure. Externally there is a generously proportioned rear garden with raised decked area and lawn with a mature outlook. To the front of the property there is a driveway offering off road parking.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2014



- Handforth Village Location
- No Chain
- Semi
- Two Bedrooms
- Jacuzzi bath and separate shower
- Well proportioned Garden
- Off Road parking
- Kitchen diner

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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		66	(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC