



*jordan fishwick*

10 Valley Drive, SK9 3DW  
Guide Price £525,000



## Valley Drive Handforth SK9 3DW

Guide Price £525,000




Located within a highly sought after location this three double bedroom detached property benefits from solar panels and an open aspect rear view over parkland and is located on Valley Drive, a short walk from 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. The property in brief consists of a spacious entrance hallway which leads to a ground floor WC, large open plan through lounge diner and a kitchen. Leading through the open plan living/dining room you can access the all year round conservatory/garden room which provides access to the rear garden. Additionally to the ground floor there is a generously proportioned utility room which provides further access to an integral garage which is wider than average and provides both traditional up and over garage door and a separate gated access from the driveway. Located on the first floor there are three well proportioned double bedrooms, each with built-in storage. There is a shower room with traditional three piece white suite which includes a large glazed shower area. Externally there is a mature rear garden with an open aspect towards the playing field behind. There is a driveway to the front with access to to the integral garage and a front lawn.



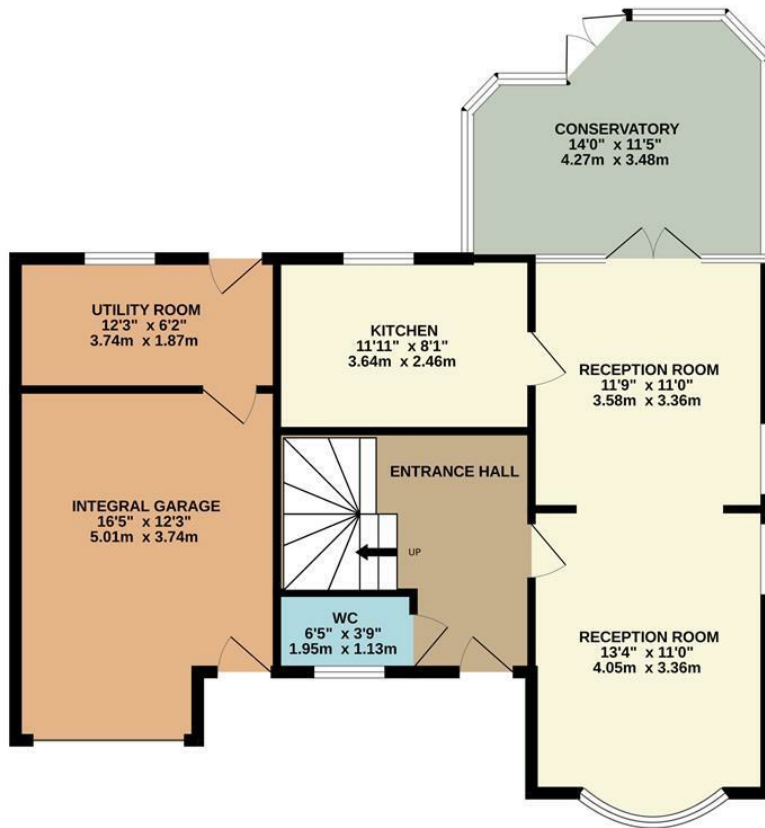
- Detached Property
- Three double bedrooms
- Solar Panels
- No Chain
- Conservatory
- Utility Room
- Integral Garage
- Off road Parking
- Open Aspect rear view



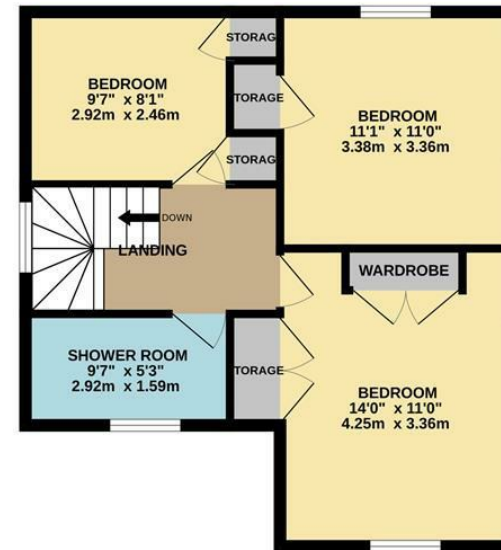
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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