



*jordanfishwick*

14 BROMPTON WAY HANDFORTH SK9 3NB  
Guide Price £309,950



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No Vendor Chain. A three bedroom end mews property located on Brompton Way which is a a small cluster of properties located within easy reach and walking distance of Handforth village and the A34 bypass. Handforth Village caters for a variety of needs offering excellent local facilities including restaurants, cafés and other shops. In brief the property comprises of an internal entrance hallway, downstairs WC, well proportioned living room with open plan spindled staircase leading to the first floor accommodation. An internal set of double doors leads from the living room to the kitchen diner. The kitchen diner has ample space for a dining room table and chair set whilst the kitchen is fitted with a range of matching high gloss red kitchen units. There is an integrated oven and four ring gas hob, fridge and space for a washing machine and dishwasher. Additionally to the ground floor there is a spacious conservatory with tiled floor and ceiling fan. The conservatory provides access to the rear garden via a set of UPVC double glazed French patio doors. On the first floor there are three bedrooms with the principal bedroom benefiting from an ensuite shower room. Both bedroom two and three have fitted wardrobes providing additional storage. Externally to the front of the property there are two parking spaces and a side access gate leading to the rear garden. The rear garden is well proportioned, enclosed to the perimeter by fencing, laid mainly to lawn with a useful timber shed.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mirograph 12025



- End Mews property
- Three bedrooms
- Downstairs W.C
- Conservatory
- Walking distance of Handforth train station
- Two allocated parking spaces
- No Chain

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

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