



*jordan fishwick*

38a Bulkeley Road, SK9 3DS  
Guide Price £645,000



## Bulkeley Road Handforth SK9 3DS

Guide Price £645,000



This property is in fabulous quiet cul-de-sac location within walking distance of excellent local amenities, shops and restaurants. This **SPACIOUS FOUR DOUBLE BEDROOM DETACHED PROPERTY** is approximately 1600 sq ft and has had excellent cosmetic improvements recently, including a replacement roof, condensing boiler and a stylish re-fitted bathroom and kitchen. The accommodation is bright, spacious and well presented comprising 18' living room, 13' dining room with sliding patio doors and 13' family room. The property is within walking distance of Handforth village which 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 then M56 for commuters with Manchester Airport being less than 20 minutes away. In brief, the accommodation comprises:- Entrance Porch, reception hall, downstairs W.C. study area, living room, dining room and stylish kitchen. The garage has been converted to provide a useful storage space to the front portion and a family room to the rear of of which can be directly accessed via main house. To the first floor there are four double bedrooms, two with dressing areas. The stylish family bathroom has been refitted with a contemporary suite and complementary tiling. To the rear there is a landscaped garden which has a leafy outlook and mature boarders being laid mainly to patio creating a low maintenance garden. To the front there is a large lawn and a driveway offering off road parking.



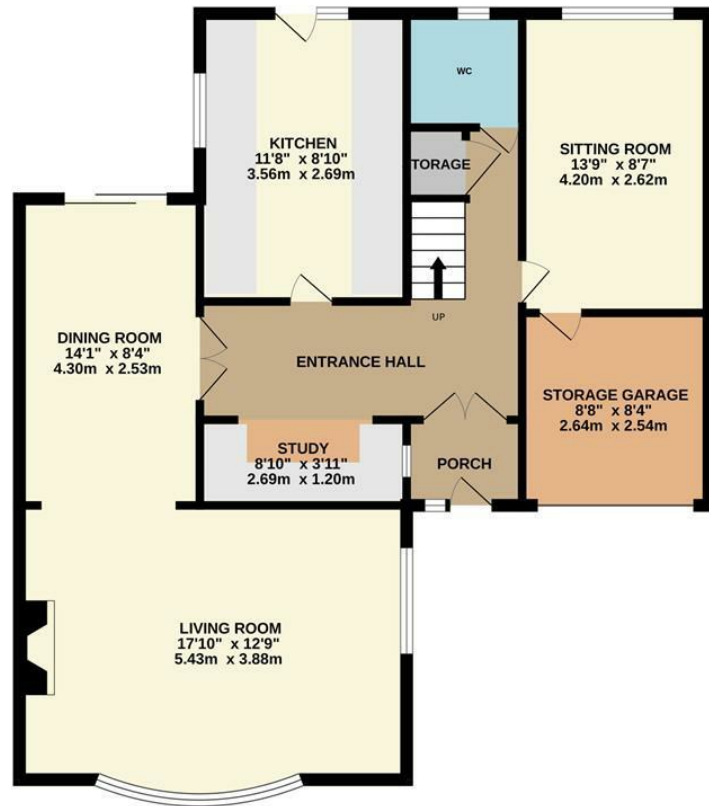
- Detached Property
- Four double bedrooms
- Stylish Kitchen
- Stunning Bathroom
- Modern Downstairs W.C
- Recess study area downstairs
- Landscaped rear garden
- Off road parking



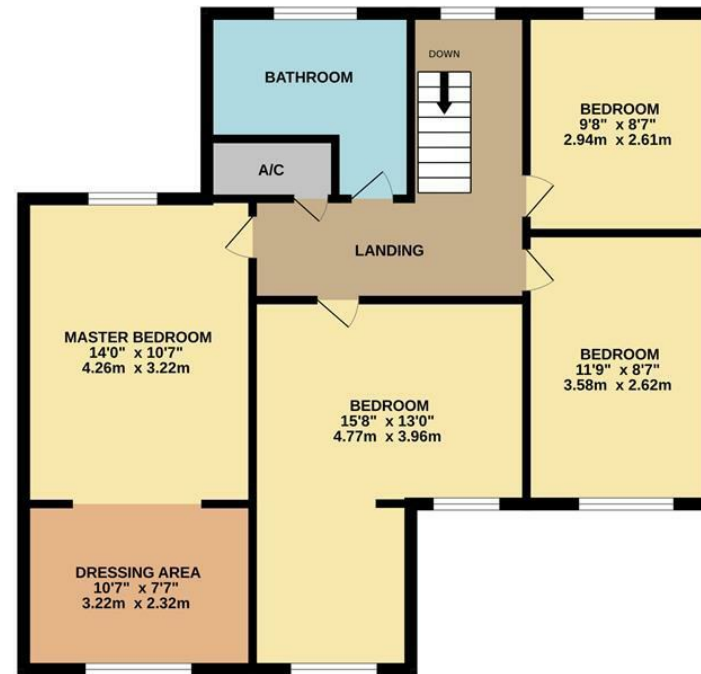
| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           |                                                                                                             |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           | <b>81</b>                                                                                                   |
| (55-68) <b>D</b>                            | <b>69</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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow SK91JX  
**01625 532000**

wilmslow@jordanfishwick.co.uk  
www.jordanfishwick.co.uk