



**GASCOIGNE  
HALMAN**

5 THE GREEN, HANDFORTH SK9 3AG

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THE AREAS LEADING ESTATE AGENT



## 5 THE GREEN, HANDFORTH SK9 3AG

**£775,000**

**A handsome 1930's double fronted detached family home nestled on a private road close to Handforth village, boasting a wealth of attractive original features combined with modern comforts. Four double bedrooms, two modern bathrooms, private gated driveway and double garage.**

- Handsome 1930's Detached Family Home
- Appealing Original Charm And Features
- Four Double Bedrooms
- Two Modern Bathrooms
- Modern Dining Kitchen With Central Island
- Two Large Reception Rooms With Feature Bay-Windows
- Gated Driveway And Double Garage
- Conveniently Located Private Road Close To Handforth Village And Train Station





This spacious and characterful detached residence enjoys a quiet and highly convenient position close to Handforth train station and village as well as easy access to Wilmslow town centre and useful transport links.

Internally the property offers spacious accommodation with generous room proportions and comprises an entrance porch opening to a welcoming entrance hallway with wooden flooring with attractive paneled walls with spindle balustrade staircase leading to the first floor and access to the downstairs wc. To the front of the property there are two large reception rooms, both boasting a large feature bay-window and the main living room offering a charming inglenook with feature fireplace and French doors opening to the rear garden. To the rear of the ground floor there is a good-size dining kitchen with central island, granite work surfaces and premium integrated appliances with French doors opening to the rear garden.

To the first floor there are four double bedrooms, the main bedroom with attractive bay-window and stylish en-suite shower room. A contemporary family bathroom with three piece suite serves the remaining three bedrooms.

Externally the property is approached via a gated driveway which provides ample off-road parking and gives access to the substantial detached garage, whilst to the rear there is a delightful private landscaped garden with generous patio area, perfect for Al fresco dining, walled garden and a high degree of privacy.

#### LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tescos etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

#### DIRECTIONS

Sat-Nav: SK9 3AG

#### TENURE

Freehold (subject to verification by solicitors).

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

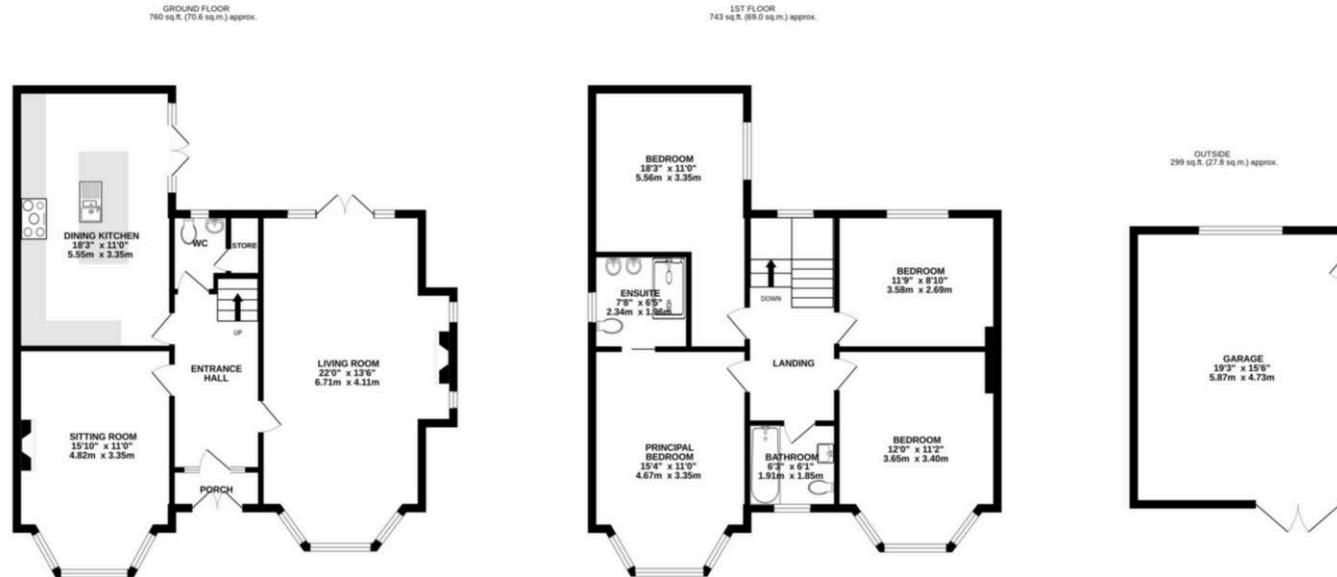
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

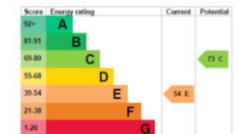
## FLOORPLAN & EPC



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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