



jordan fishwick

5 Ollerton Road, SK9 3QS
Guide Price £259,950

Ollerton Road Handforth SK9 3QS

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Located within Handforth Village on Ollerton Road, this three bedroom well proportioned mid terrace property is offered to the market with No Vendor Chain. Being well positioned for Handforth village you are in walking distance to a variety of local amenities which include shops, restaurants, Ofsted outstanding primary school and the local train station which offers residents direct local access to the larger town of Wilmslow and also further afield locations such as Manchester city centre and London Euston. The property comprises is in brief: off-road parking and a paved pathway to the entrance door with covered storm porch. Internally there's an entrance hallway, downstairs WC and staircase leading to the first floor accommodation. A spacious living room provides access to a kitchen and a useful utility/storeroom. The living room features a set of UPVC double glazed patio doors providing direct access to the rear southerly facing garden. There is a feature fireplace and laminate fitted flooring. The kitchen is well proportioned and fitted with a matching range of kitchen units with integrated oven, hob and extractor hood with additional space for further kitchen appliances. Located on the first floor there are three bedrooms and a family bathroom. The family bathroom requires a degree of modernisation whilst currently consisting of a four-piece bathroom suite, including both a bath and separate shower area with shower fittings. The property is gas central heated via a modern style gas combination boiler and double glazed. To the rear of the property the garden benefits from a southerly aspect with mature, raised borders, small patio area and is laid mainly with artificial lawn providing an all year-round surface.



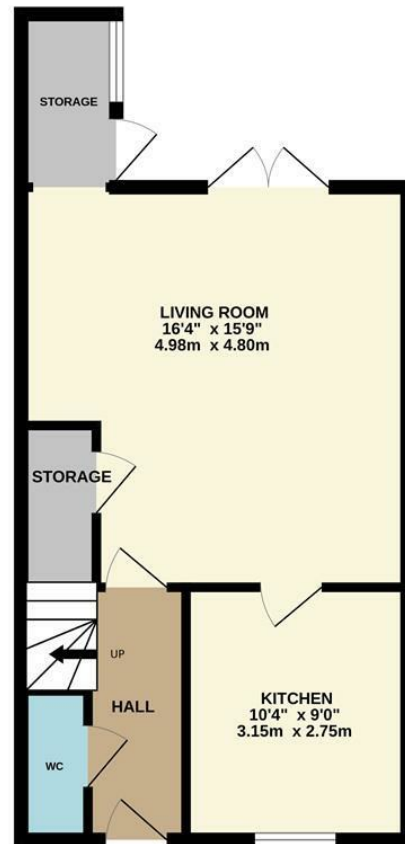
- No Chain
- Handforth Village
- Mid terrace
- Three bedrooms
- Southerly rear garden
- Off road parking
- Downstairs W.C



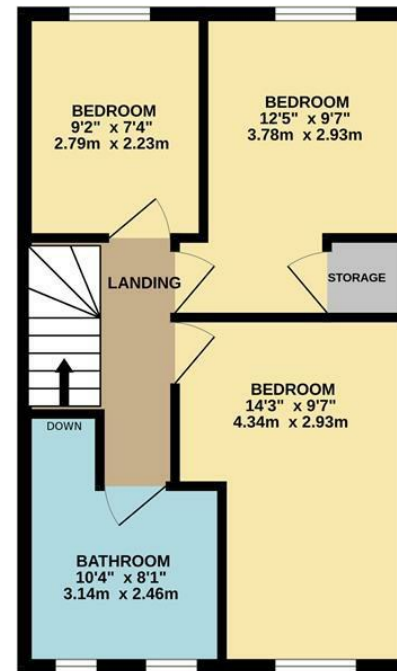
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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