



jordan fishwick

55 Clay Lane, SK9 3NP
Guide Price £395,000



Clay Lane Handforth SK9 3NP

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Located on Clay Lane in Handforth this stunning two double bedroom semi detached bungalow is located on a private lane with open woodland views to the front aspect. The property is situated within walking distance of Handforth Village, which caters for a wide variety of local needs and includes restaurants, local shops, parks and a local train station providing direct access to the larger nearby town of Wilmslow and direct access to Manchester City Centre and London. Both the M56 and M60 motorways and Manchester International Airport are a short drive away. Internally the property comprises a porch with decorative tiled flooring, and an impressive composite UPVC double glazed door leads to the internal entrance hallway. The level access accommodation comprises a generously proportioned living room with feature living flame gas fire, recently re-fitted stylish kitchen with a range of integrated appliances, including induction hob, oven, washing machine, dishwasher, fridge and freezer. The bedrooms are well proportioned with views to the rear garden. The principal bedroom has a fitted wardrobe providing additional storage. The family bathroom has been tastefully re-fitted with a stylish three-piece suite consisting of a spacious walk in shower and a column heated towel rail. Externally to the rear of the property there is an enclosed garden laid to lawn with a patio area, whilst to the front of the property there is a further lawned garden and paved driveway providing off road parking.



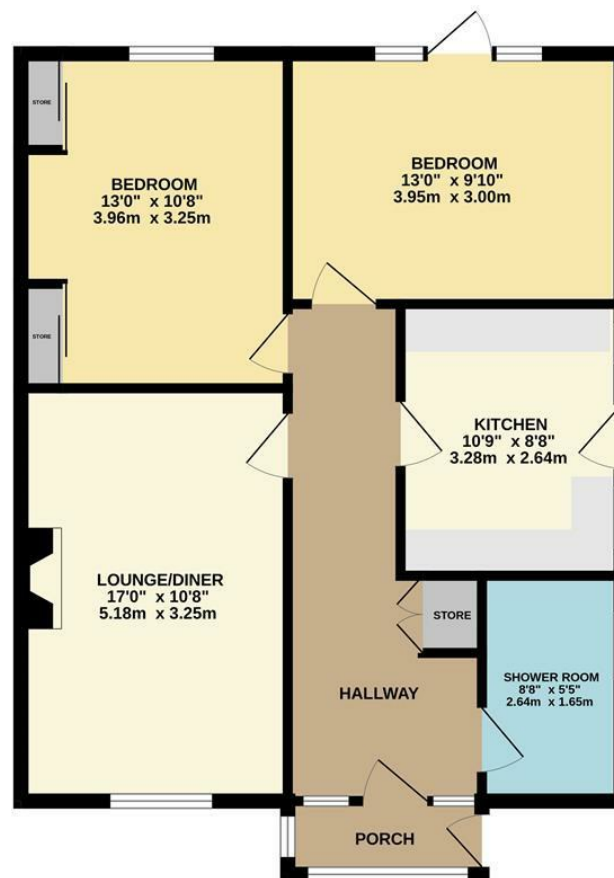
- Bungalow
- Open front aspect
- Two double bedrooms
- Stylish bathroom
- Stunning Kitchen
- Off road parking
- Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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