



jordan fishwick

12 Wallingford Road, SK9 3JU
Price Guide £349,950



Wallingford Road Handforth SK9 3JU

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Located on the ever popular Lakes Estate in Handforth this extended three double bedroom semi detached property requires modernisation and is offered to the market with No Vendor Chain. Handforth Village is located a short walk away offering a wide variety of local amenities. Handforth train station provides the commuter and local residents with easy access to both Manchester City Centre and Wilmslow. Internally the property consists of an entrance hallway with staircase leading to the first floor accommodation. There are two separate reception rooms with the rear reception room benefiting from an extension being worthy of note due to its size. Equally the kitchen has been extended. Subject to building regulations the property would benefit from a "knock through" creating a larger kitchen diner. A large utility space measuring 24ft approx is accessed off the kitchen and has both front and rear access. To the first floor there are three well proportioned double bedrooms and a family bathroom (currently shower room). To the front of the property there is a driveway providing off road parking for several vehicles whilst to the rear of the property the garden is mature, laid to lawn, with a raised terrace offering space for external dining.



- No Chain
- Extended Semi Detached Property
- Three double bedrooms
- Handforth Village Location
- Popular Lakes Estate
- Fantastic potential
- Front and Rear Gardens
- Off Road Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



FIRST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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