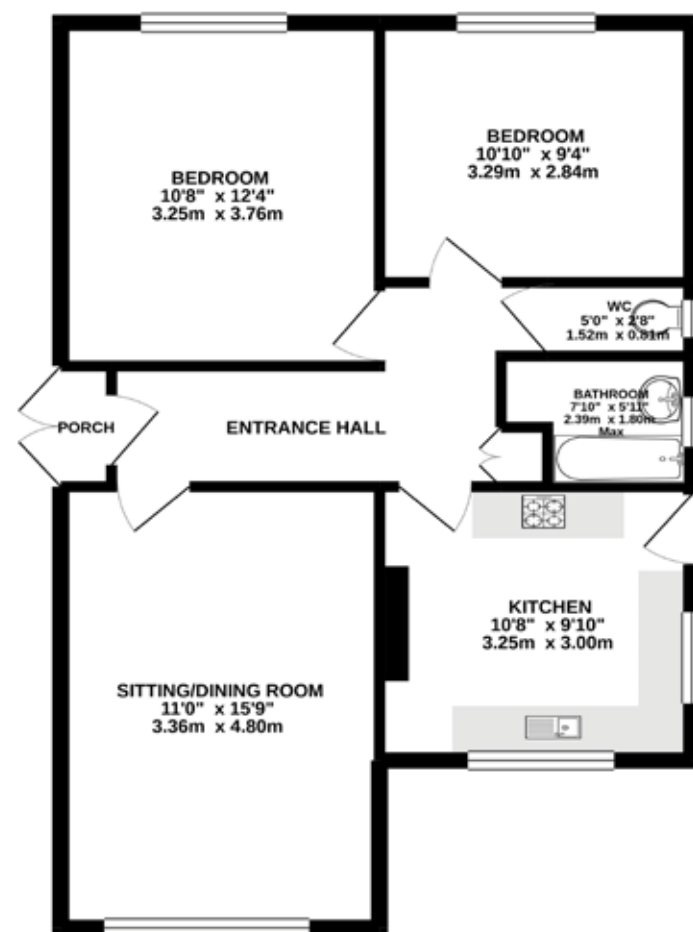
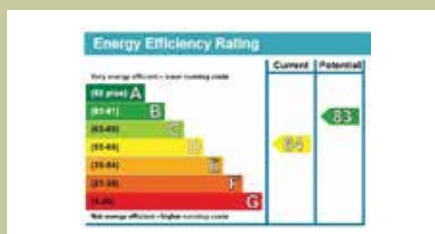


GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

Wilmslow

40, Alderley Road, WILMSLOW SK9 1NY

01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



This TWO BEDROOM detached BUNGALOW offers tremendous potential to create a FANTASTIC residence and will appeal for those looking for a home to put your own stamp on. Close to countryside and yet convenient for Handforth Village.

GASCOIGNE HALMAN

35 CLAY LANE
Handforth
£265,000



- TWO BEDROOM DETACHED BUNGALOW
- SOME COSMETIC UPDATING REQUIRED
- GOOD SIZED GARDEN AND DRIVEWAY

- CLOSE TO HANDFORTH VILLAGE AND COUNTRYSIDE
- NO ONWARD CHAIN

£265,000

35 CLAY LANE

Handforth



DESCRIPTION

In need of some modernisation, this detached bungalow offers tremendous potential to create a fabulous home. Appreciating a semi-rural location, yet still within easy reach of local amenities, the property comprises in brief: entrance hall, kitchen, lounge, two double bedrooms and bathroom with separate wc. Externally, to the front the property benefits from a large driveway providing ample off road parking. There is also a garage. To the rear, the garden is mainly laid to lawn with a selection of well stocked borders and mature shrubs.

LOCATION

Located within easy reach of 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, Tesco's 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 3NP

TENURE

We are advised the tenure of the property is long leasehold. 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: D

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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