



*jordan fishwick*

12 Henbury Road, SK9 3PS  
Price Guide £249,950

# Henbury Road Handforth SK9 3PS

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This delightful and modernised two bedroom end of terrace home is ideally positioned within a short stroll of Handforth village, offering convenient access to a wide range of local shops, amenities, cafés, and excellent transport links, including the nearby train station. The location is perfectly suited to commuters and those seeking a well connected yet convenient lifestyle. The property has been recently modernised throughout, providing stylish, well presented accommodation. Internally, the home briefly comprises a welcoming entrance hallway with access to the first floor accommodation and a spacious living room, which enjoys a warm and homely atmosphere. This inviting living space flows seamlessly into the stylish kitchen diner located to the rear of the property. The kitchen diner offers an excellent space for both cooking and dining, featuring a range of integrated appliances, matching white wall and base units and complementary worktop surfaces. Storage is a particular highlight, including a useful understairs cupboard. To the first floor, there are two generously sized double bedrooms, both benefiting from a range of fitted storage, and a modern family shower room, finished to a high standard. Externally, the property benefits from off road parking to the front, complemented by a low-maintenance lawned garden with mature hedging providing a good degree of privacy. To the rear, the home enjoys an excellent enclosed garden, predominantly laid to lawn and featuring a patio area ideal for outdoor dining and socialising. Viewings essential.



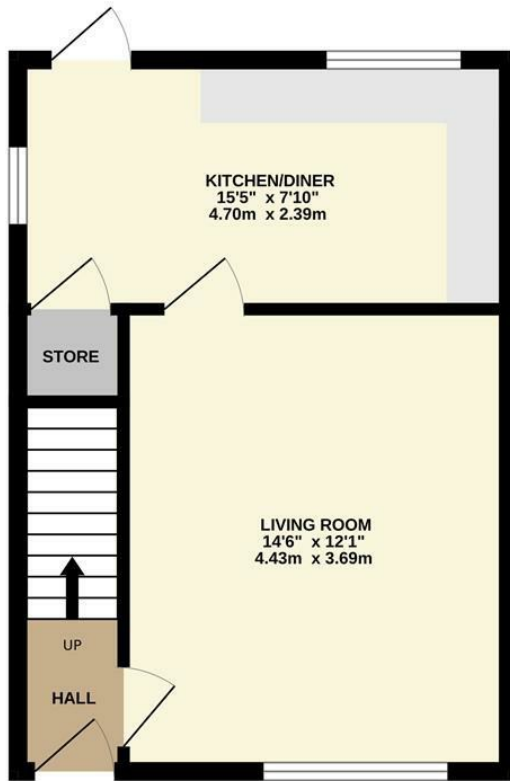
- Modernised Two Bedroom Home
- Prime Handforth Village Location
- Excellent Transport Links
- Two Generous Double Bedrooms
- Stylish Kitchen Diner
- Off-road Parking to the Front
- Enclosed Rear Garden



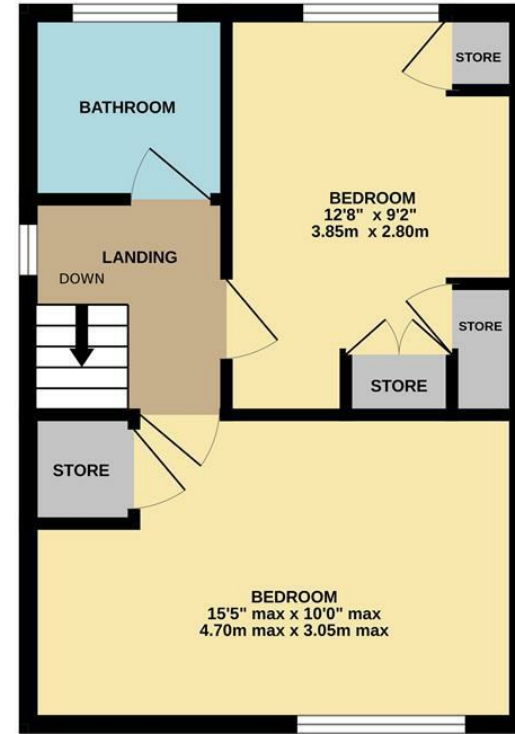
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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