



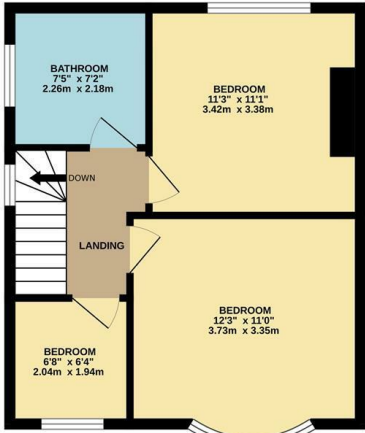
20 MERITON ROAD HANDFORTH SK9 3HB

Jordan Fishwick are delighted to market this beautifully presented three bedroom semi detached home, situated in one of Handforth's most sought-after residential locations, just a short stroll from the village centre. Handforth village offers a number of local shopping facilities, restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the A34 and then M56 for commuters with Manchester Airport being less than 20 minutes away. The area also offers a wide choice of private and local state schools. The accommodation is stylish throughout and in brief comprises: an enclosed entrance porch leading to a welcoming entrance hallway, and a spacious (22ft in length) dual-aspect lounge/dining room featuring attractive bay window to the front aspect with fitted plantation shutters, and a box style window to the rear, creating a space with lots of natural light. The ground floor accommodation is completed by a modern kitchen fitted with a range of wall and base units, a handful of integrated appliances and complementary worktop surfaces. To the first floor are three well proportioned bedrooms and a contemporary family bathroom serving this level. The bathroom is fitted with four piece bathroom suite and offers a tasteful design with beautiful splashback tiles. Externally, the property benefits from a generous driveway providing off road parking for several vehicles and feature car port area. To the rear is a beautifully maintained and enclosed garden that enjoys a high degree of privacy. The garden is mainly laid to lawn but also offers a patio seating area. A detached garage provides excellent additional storage and benefits from power, lighting and plumbing for a washing machine. A superb family home in a highly desirable location, early viewing is strongly recommended.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Meropex C205



- Three Bedroom Property
- Popular Location
- Open Plan Living/Dining Space
- Off Road Parking
- Stylish Family Bathroom
- Contemporary Kitchen
- Private Rear Garden

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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	