



jordan fishwick

4 Tatton Road, SK9 3QZ
Guide Price £289,950



Tatton Road Handforth SK9 3QZ

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No Chain property. Located on a quiet and secluded cul-de-sac adjacent to open playing fields, this beautifully presented two bedroom extended semi detached property is located within walking distance of Handforth village. The village caters for a wide variety of local needs and boasts a range of excellent amenities including restaurants, shops and Wilmslow train station. For the commuter the A34 and Airport relief road also provide excellent transport links. The property comprises a blocked paved approach and paved driveway providing off-road parking. Internally there is a small hallway with useful storage cupboard (modern gas combination boiler), a large open plan 'L' shaped living/dining room with access to a modern fitted kitchen. The kitchen and dining areas are adjacent offering practicality. The living room has a feature fireplace and a set of sliding UPVC double glazed patio doors which lead to the rear extension/garden room. The garden room provides an additional reception room and has a ceiling skylight providing a source of natural light, additionally a set of UPVC double glazed patio doors leading to the rear garden while a further internal door leads to the hallway/utility room and a downstairs W.C and integral garage. To the first floor there are two well proportioned bedrooms with the principal bedroom benefiting from fitted wardrobes. The bathroom is stylish with a modern fitted white four piece bathroom suite, comprising a bath and separate shower enclosure. Externally to the rear of the property the garden is enclosed with perimeter fencing to three sides, has a paved patio and artificial lawn for all year round and maintenance free use. A timber shed provides extra external storage.





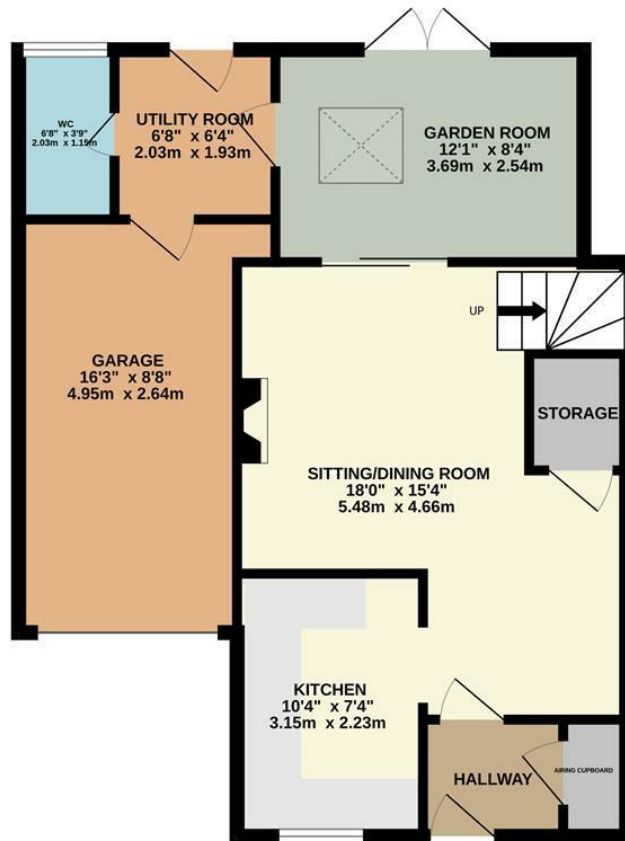
- No Chain
- Semi Detached Property
- Extended to Ground Floor
- Garage
- Modern Kitchen and bathroom
- Playing Fields Adjacent
- Garden to Rear
- Off Road Parking



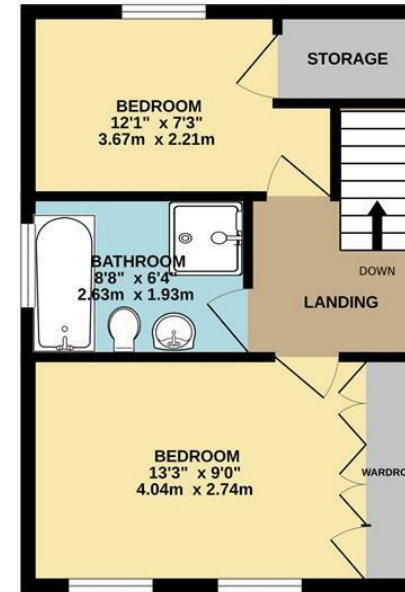
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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