



**GASCOIGNE  
HALMAN**

3 HALLWOOD ROAD, HANDFORTH SK9 3BE

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THE AREAS LEADING ESTATE AGENT



## 3 HALLWOOD ROAD, HANDFORTH SK9 3BE

**£480,000**

**A beautifully presented and lovingly maintained link-detached property boasting immaculate accommodation throughout with three/four bedrooms, two bathrooms and an attractive South Easterly facing landscaped rear garden. Off-road parking and tandem garage.**

- Beautifully Maintained Link-Detached Home
- Immaculate Presentation Throughout
- Three-Four Bedrooms and Two Modern Bathrooms
- Superb Scope To Develop Further
- 27ft Living-Dining Room
- Off-Road Parking And Tandem Garage
- Attractive South Easterly Facing Private Garden





Situated on a convenient and popular residential road close to Handforth village and train station, this superb link-detached home is sure to impress.

The property has been beautifully maintained and enhanced to create a versatile and immaculate home with generous room proportions and excellent scope to extend, add-value and develop further.

Internally the property comprises an entrance porch opening to a entrance hallway which gives access to the fully fitted breakfast kitchen with a range of base and wall units and integrated appliances. In addition there is a very large living-dining room which is over 27 ft in length with feature fireplace and sliding doors opening to the rear garden. A rear hallway accessed via the living-dining room gives access to a further sitting room or additional bedroom and a separate refitted modern shower room. A tandem garage which is accessed via the rear hallway is 28ft in length and gives excellent options for converting to further reception space (subject to appropriate permissions).

To the first floor there are three generous bedrooms, all with a range of fitted wardrobes and useful storage, whilst a refitted contemporary bathroom with attractive tiling serves all three bedrooms.

Externally to the front there is a spacious driveway providing ample off-road parking and access to the integral garage, whilst to the rear there is a delightful landscaped South Easterly facing garden with flagged patio for Al fresco dining, well-maintained mature lawn and fenced boundaries, the garden backing onto a park and not being directly overlooked to the rear.

The property is ideally located moments from Handforth village and train station as well as local schools and within walking distance to Handforth Dean shopping complex.

Sold with no vendor chain.

#### LOCATION

Located close to 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, Tescos 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 3BE

#### TENURE

Freehold (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.

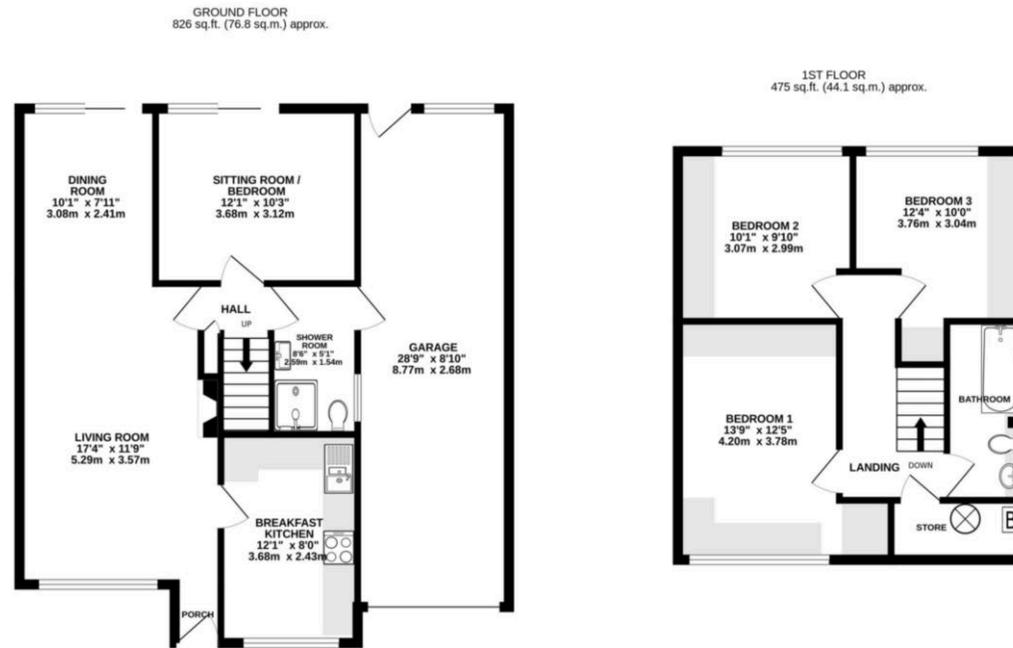
#### LOCAL AUTHORITY

Cheshire East. Property Band: D

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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