



**GASCOIGNE
HALMAN**

14 VALLEY DRIVE, HANDFORTH SK9 3DW

THE AREAS LEADING ESTATE AGENT



14 VALLEY DRIVE, HANDFORTH SK9 3DW

£575,000

Boasting a large corner plot, this beautifully presented and tastefully extended detached property offers stylish and immaculate presentation throughout with three bedrooms, three reception rooms and a truly stunning dining kitchen. Sought after quiet location moments from Handforth village and train station.



- Attractive Detached Property
- Stylish Extended Accommodation
- Three Bedrooms
- Truly Superb Dining Kitchen With Central Island
- Good-Size Snug/Home Office
- Large Corner Plot With Summerhouse
- Plenty Of Scope To Extend And Develop Further (Planning Granted Under Application 23/4425M)
- Close To Local Amenities And Train Station



This stunning detached property has been thoughtfully extended, renovated and remodeled to create a superb stylish home with fabulous living space and a real attention to detail.

Internally the property boasts a healthy 1562 Sq ft and comprises internally; welcoming entrance hallway with modern downstairs wc, good-size snug/study, stylish living room with contemporary feature fireplace and wooden flooring which opens to a delightful dining area with exposed brick feature wall and Bi-folding doors opening to the rear garden. In addition there is a show stopping dining kitchen with central island, quartz work surfaces, integrated appliances and wine cooler as well as French doors to the rear garden and access to the separate utility room.

To the first floor there are three bedrooms including two large double rooms, both with fitted wardrobes and a further good-size single bedroom. A family bathroom with four piece suite serves all three bedrooms.

Externally to the front there is a spacious driveway providing ample off-road parking with front lawned garden to two sides and well stocked attractive borders, whilst to the rear there is a large private rear garden with patio area, perfect for Al fresco dining, access to a rear storage/workshop and an appealing purpose built Summer house/Bar.

The property has the opportunity to extend and develop further with planning granted under application 23/4425M.

The house enjoys a sought after location moments from Handforth village and train station.

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 3DW

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.

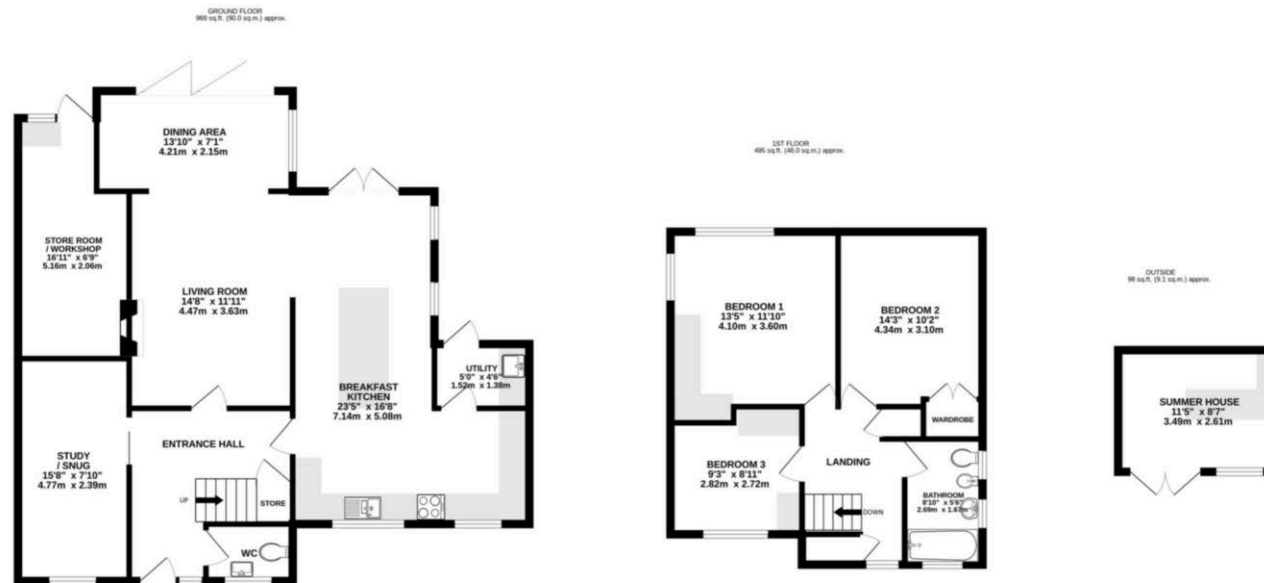
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

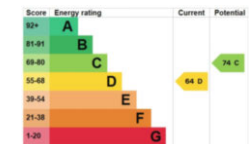
FLOORPLAN & EPC



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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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