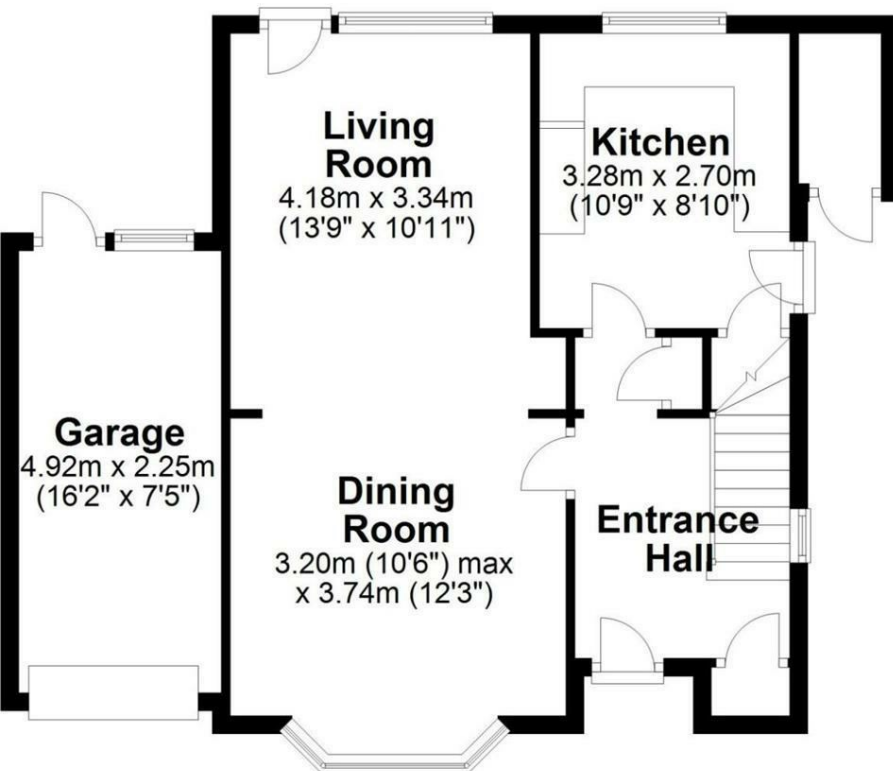




E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouisshomes.co.uk

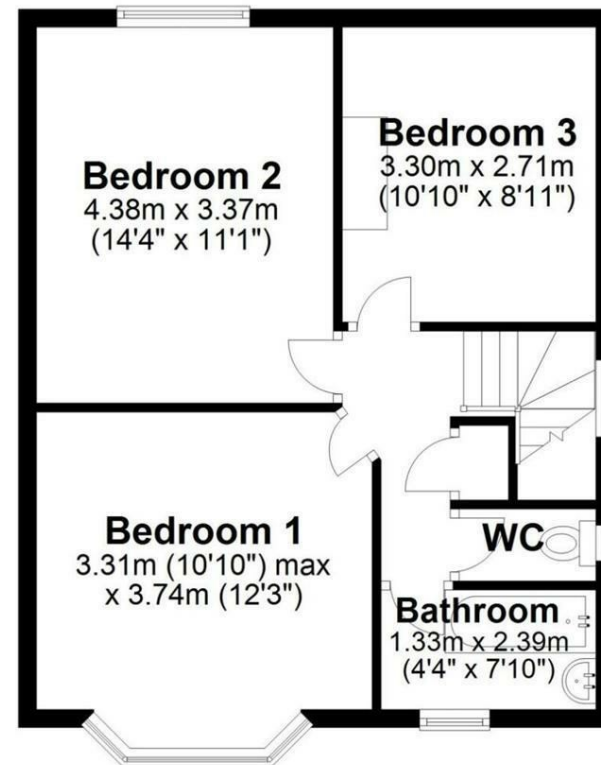
Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenInsight.co.uk
Plan produced using PlanUp.



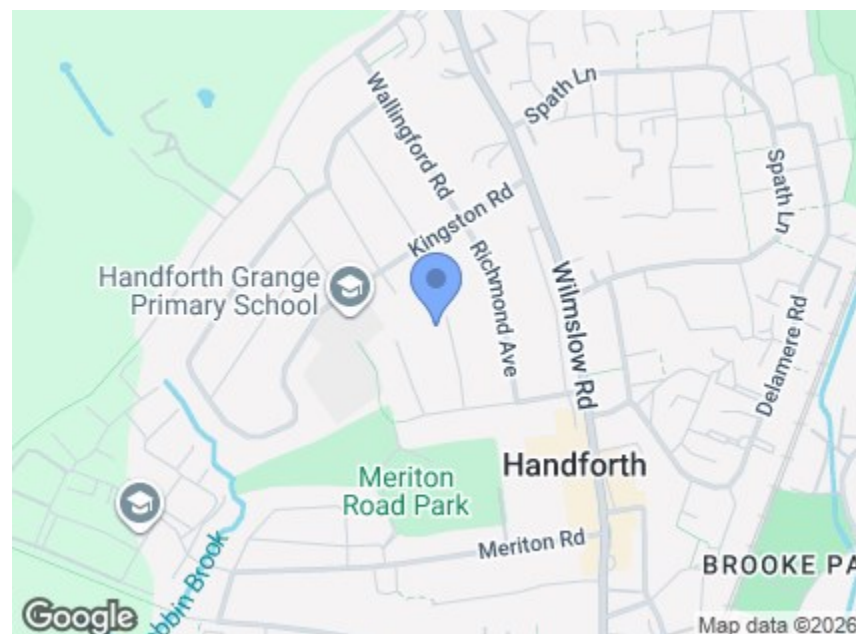
13 Campden Way

Handforth, Wilmslow, SK9 3JA

Offers over £460,000



- Three-bedroom detached family home
- Generous lawned rear garden
- Family bathroom and separate WC
- Spacious and versatile accommodation
- Two separate reception rooms
- Driveway and attached garage
- Excellent opportunity for modernisation
- Tenure - Freehold with Rent Charge, Council Tax - Cheshire East band E, EPC rated D



Directions

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Postcode - SK9 3JA Waht3words -  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	61	81
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

www.charleslouishomes.co.uk

13 Campden Way

Handforth, Wilmslow, SK9 3JA

Set within a generous plot, this three-bedroom detached home offers spacious and versatile accommodation with excellent potential for a purchaser to modernise and create a home to their own taste. Conveniently sold with no chain.

The ground floor includes an entrance hall, two well-proportioned reception rooms and a separate kitchen, providing flexibility for both everyday living and entertaining. Upstairs are three bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a driveway, attached garage and lawned gardens to both the front and rear. The substantial rear garden provides an attractive outdoor space with established boundary planting and plenty of scope for landscaping or further improvement, subject to any necessary consents.

Entrance Hall

A welcoming entrance hall providing access to the principal ground-floor rooms, with stairs rising to the first floor.

Living Room

13'9 x 10'11 (4.19m x 3.33m)

A spacious reception room featuring a large rear-facing window overlooking the garden. There is ample room for a variety of seating arrangements.



Dining Room

10'6 x 12'3 (3.20m x 3.73m)

A well-proportioned second reception room with views towards the rear garden, offering plenty of space for a family dining table and additional furniture.



Kitchen

10'9 x 8'10 (3.28m x 2.69m)

A separate kitchen fitted with a range of wall and base units, work surfaces and space for freestanding appliances. A window provides natural light, while an external door gives access to the rear garden.



First-floor Landing

Providing access to all three bedrooms, the family bathroom and separate WC.

Bedroom One

10'10 x 12'3 (3.30m x 3.73m)

A generously sized double bedroom positioned to the rear of the property, with space for wardrobes and additional bedroom furniture.



Bedroom Two

14'4 x 11'1 (4.37m x 3.38m)

A further spacious double bedroom with a front-facing window and ample room for freestanding furniture.



Bedroom Three

10'10 x 8'11 (3.30m x 2.72m)

A single bedroom suitable for use as a child's room, home office or dressing room.



Bathroom

4'4 x 7'10 (1.32m x 2.39m)

Fitted with a panelled bath and wash basin, complemented by tiled walls and a window providing natural light and ventilation.



Separate WC

A useful separate cloakroom fitted with a WC.



Garage

16'2 x 7'5 (4.93m x 2.26m)

An attached single garage offering secure parking or useful storage space.

External

The property is approached via a driveway alongside a lawned front garden. To the rear is a particularly generous, predominantly lawned garden with established boundaries and considerable scope to create an attractive outdoor entertaining and family space.

