

38 Caldy Road

Handforth, Wilmslow, SK9 3BY



*mosley jarman*





## 38 Caldly Road, Handforth, Wilmslow, SK9 3BY

**Offers Over £165,000**

Video Tour available- An extremely well presented and generously proportioned two-bedroom first floor apartment, situated on the ever-popular Caldly Road Estate in Handforth. This spacious home is ideally located just a short walk from Handforth Train Station, offering direct connections to Manchester, Wilmslow, and surrounding areas. Residents benefit from easy access to a range of local amenities, including shops, cafes, and highly regarded schools such as Handforth Grange and St Benedict's. The area is also well served by nearby green spaces like Styal Country Park, as well as retail destinations including Handforth Dean and Stanley Green Retail Park, making it a well-rounded and convenient place to live.

The property enjoys the advantages of UPVC double glazing, gas-fired central heating via a Vaillant combination boiler, communal gardens, and residents' parking. An extended lease of approximately 127 years remains, with the rare benefit of no ground rent or service charge payable. In addition the apartment is being offered for sale with no onward chain

The accommodation comprises a private entrance with stairs leading to the first floor, where you'll find a bright and modern open-plan living kitchen fitted with a stylish range of wall and base units, integrated appliances including induction hob and slimline dishwasher, and ample space for both dining and relaxation. An inner hallway provides access to a storage cupboard and a loft- the loft is newly insulated space and partially boarded for storage. There are two well-proportioned bedrooms, both featuring fitted wardrobes, and a contemporary bathroom complete with a three-piece suite and heated towel rail.

This is an excellent opportunity to acquire a ready-to-move-into home in a desirable and well-connected location, ideal for first-time buyers, investors, or those looking to downsize.



- Two bedroom first floor apartment
- Popular residential location
- Modern kitchen and bathroom
- Private brick-built storage outhouse
- Loft access for storage
- No onward chain
- Extremely well presented throughout
- Communal parking & gardens
- Council tax band B
- Leasehold -Approx. 127 years remaining- no service charge or ground rent payable





### The Grounds & Gardens

Outside, the property benefits from well-maintained communal gardens, mainly laid to lawn, creating a pleasant and green setting. There is ample residents' parking available, along with the added convenience of a private brick-built storage outhouse, ideal for storing bikes, gardening tools, or other outdoor items.

### The Location

The property is situated within walking distance of Handforth village, the train station and Handforth Dean and within a short drive to the A555 & A34. Handforth is a small town in Cheshire, England, situated between Wilmslow and Cheadle. Part of the Cheshire East unitary authority, it has a mix of suburban residential areas, local shops, and green spaces, including nearby Handforth Dean Retail Park and access to scenic countryside. Well connected by rail and road, Handforth offers convenient commuting links to Manchester and the surrounding region. The area has gained some national recognition for its parish council meetings, but it's primarily known as a quiet, family-friendly community with a balance of modern amenities and traditional charm.

### Important Information

Council Tax Band: B  
EPC grade: TBC

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor coverage.

Parking: Communal Parking

Rights of Way & Restrictive Covenants: TBC

Water Metre- TBC

Tenure: Leasehold -Approx. 127 years remaining- no service charge or ground rent payable

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup>Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 3BY**

What 3 Words: **duty.pizza.update**

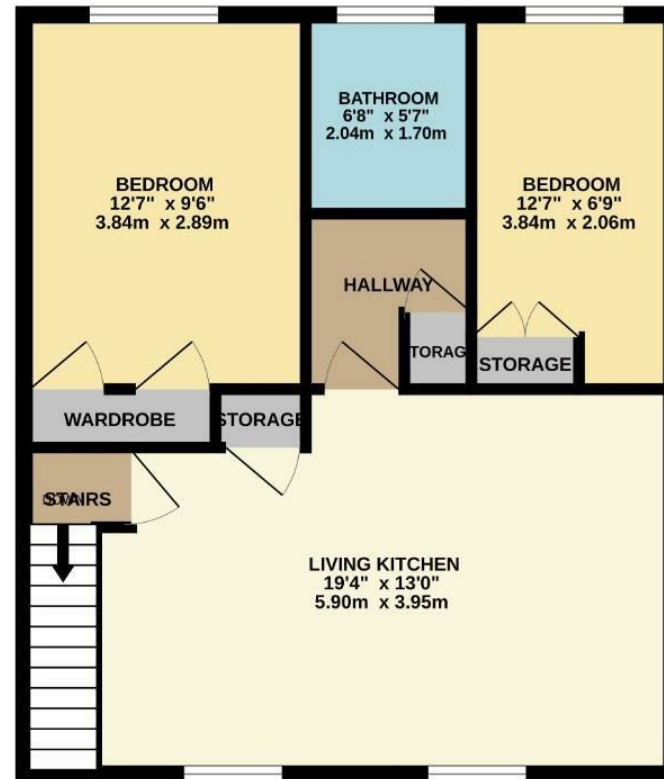
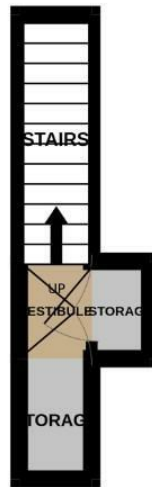
Council Tax Band: **B**

EPC Rating: **TBC**

Tenure: **Leasehold**

ENTRANCE LEVEL  
45 sq.ft. (4.1 sq.m.) approx.

FIRST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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