

3 Derwent Drive

Wilmslow, SK9 3NW



mosley jarman



3 Derwent Drive, Handforth, Wilmslow, SK9 3NW

£475,000

A charming and attractive 1950s bay-fronted detached family home, nestled within the sought-after 'Lakes Estate' in Handforth.

- Attractive 1950's detached family home
- Two reception rooms
- Private, South Westerly facing garden
- Potential to extend and renovate (STPP)
- Close to shops, Handforth Grange Primary School & transport links
- Three double bedrooms & two bathrooms
- Two garages (one integral) providing ample storage
- No vendor chain

The property offers a welcoming entrance porch, a spacious hallway with handy understairs storage, a cozy living room featuring a bay window and a gas fireplace, a dining room with patio doors leading to the rear garden, and a well-equipped kitchen with integrated appliances and space for a washing machine.

On the first floor, the landing offers loft access and leads to four generously sized bedrooms, one of which boasts fitted wardrobes. The floor also includes a shower room with electric shower fittings, a main family bathroom with electric shower fittings, and a separate WC.

The home benefits from gas central heating, powered by a Worcester combination boiler (installed in 2019 and recently serviced), and is fully double-glazed throughout.

There is potential for renovation or extension, subject to obtaining the necessary planning permissions.

No vendor chain.





The Grounds & Gardens

A block paved driveway to the front leads to an integral garage. The driveway provides parking for two cars and continues to the side leading to a detached brick built garage to the rear (with electric door and eaves storage).

There is a large, private, mature & established South-West facing garden to the rear, mainly laid to lawn.

The Location

Derwent Drive is conveniently located close to Handforth Village, the train station, Handforth Grange Primary School and there is also nearby access to the A555.

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband***: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage***: Mobile coverage with O2 likely.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold.

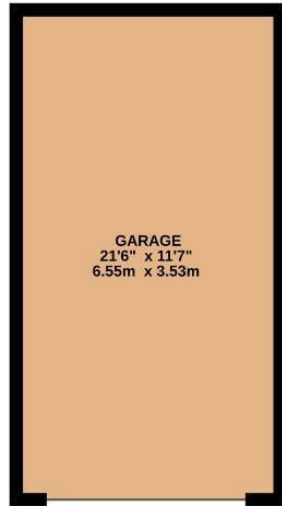
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* Information provided by GOV.UK

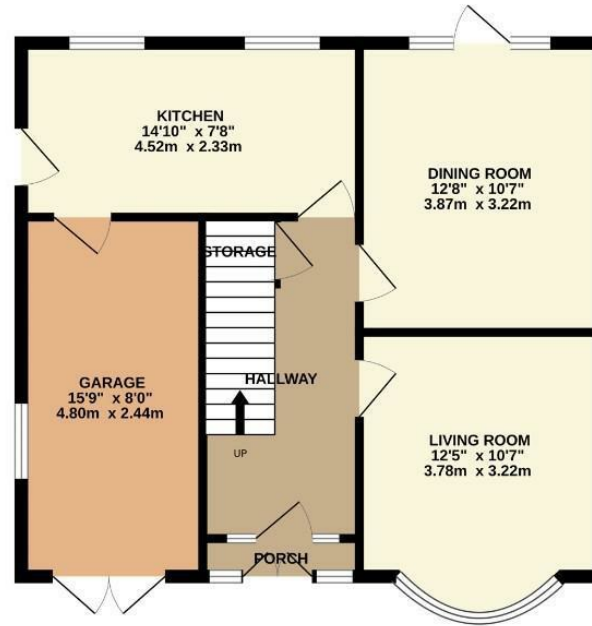
***Information provided by Ofcom checker.

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.

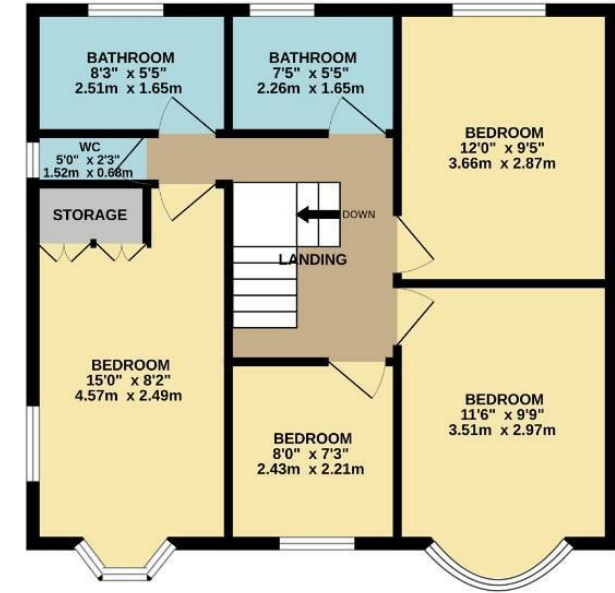
GARAGE
249 sq.ft. (23.1 sq.m.) approx.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 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

T: 01625 444899
www.mosleyjarman.co.uk

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