

27 Marlow Drive  
Handforth, SK9 3NF



*mosley jarman*



## 27 Marlow Drive, Handforth, SK9 3NF

**Asking Price £450,000**

A beautifully presented and thoughtfully remodelled four-bedroom semi-detached family home, ideally situated within easy reach of Handforth Village, the train station, and the highly regarded Handforth Grange Primary School. The property also benefits from convenient access to the A555, making it perfect for commuters.

This attractive home has been significantly improved by the current owners and offers well-balanced, spacious accommodation throughout. Key features include UPVC double glazing, gas-fired central heating powered by a newly installed combination boiler (January 2026), off-road parking, a detached garage, and beautifully landscaped gardens.

The accommodation briefly comprises a welcoming entrance hallway with useful under-stairs storage, a bright and comfortable living room featuring a bay window and a charming gas log burner, and a stylish open-plan dining kitchen spanning the rear of the property. The kitchen has been refitted with contemporary wall and base units, offers space for appliances, includes a breakfast bar, and benefits from French doors opening onto the garden—ideal for indoor-outdoor living and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, two of which benefit from fitted wardrobes/storage, along with a modern family bathroom and a separate WC. The second floor provides a further bedroom with Velux windows and useful eaves storage (please note there is some restricted head height), offering flexible space suitable for a guest room, home office, or additional bedroom.



- Four bedroom family home
- Walking distance of Handforth Grange Primary School
- Close to Handforth village and A555
- Refitted dining kitchen
- Beautifully presented throughout
- Off road parking
- Detached garage
- Landscaped gardens
- Freehold
- EPC rating- TBC



### The Grounds & Gardens

To the front of the property is a well-maintained landscaped garden, predominantly laid to lawn, alongside a driveway providing off-road parking. The driveway continues along the side of the house, leading to a detached garage with double doors.

To the rear, the property benefits from a sunny garden featuring a lawn, patio area, and a variety of planted shrubs and borders.

### the Location

Handforth is a highly desirable suburban area on the edge of Greater Manchester, offering an appealing blend of village charm and modern convenience. Known for its friendly community atmosphere, excellent local amenities, and well-regarded schools, Handforth attracts a wide range of buyers, from families to professionals. The area benefits from superb transport links, with easy access to Manchester city centre, Manchester Airport, and the motorway network, making it ideal for commuters. Residents enjoy a variety of shops, cafés, and leisure facilities, alongside nearby green spaces and countryside, providing a balanced lifestyle. Overall, Handforth combines the tranquillity of a residential setting with the connectivity and amenities of a thriving urban fringe location.

### Important Information

Council Tax Band: C

EPC grade: TBC

Heating - Gas central heating (radiators).

Mains - Gas, Electric, waters and drains. New consumer unit installed June 2025.

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\*\*\*: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*

Mobile Coverage\*\*\*: Mobile coverage at the property available with all main providers\*. Some limited indoor & outdoor coverage.

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

Rights of Way & Restrictive Covenants: TBC

Tenure:- Freehold

\* 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.

Postcode: **SK9 3NF**

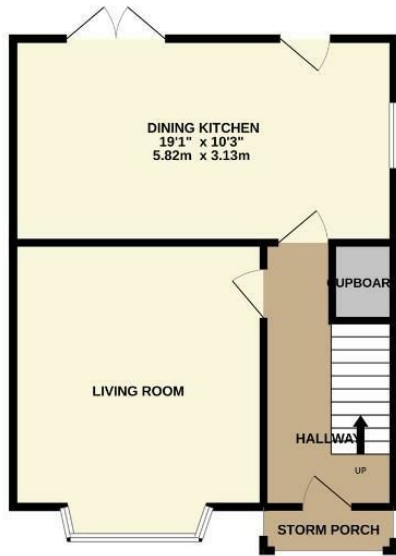
What 3 Words: **slurs.green.popped**

Council Tax Band: **C**

EPC Rating: **TBC**

Tenure: **Freehold**

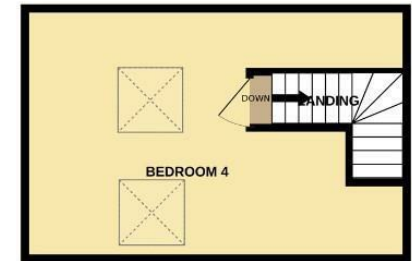
GROUND FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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