

13 Hill Drive  
Wilmslow, SK9 3AP



mosley jarman



**13 Hill Drive, Handforth, Wilmslow, SK9 3AP**

**£450,000**

An immaculately presented and extended three double bedroom detached family house. The property is well proportioned and bright. The accommodation includes an enclosed porch, hall, downstairs w.c, spacious living/dining room (with large dual aspect windows, double glazed French doors to the rear and an inset living flame gas fire), music/sitting room (with double glazed French doors to the rear), breakfast kitchen (with fitted cupboards and integrated appliances that include a double electric oven, halogen hob, dishwasher and extractor), utility room (with space and plumbing for a washing machine and tumble dryer) which provides access to the garage. Landing (with loft access hatch with pull down ladder), three double bedrooms (all with fitted furniture) and a shower room (with modern tiled floor and walls and fitted with modern white sanitary ware and there is a glass shower enclosure with thermostatic shower fittings within. Chrome ladder radiator). Double glazed, gas fired central heating (run by a Worcester boiler) and alarmed. In addition, there is excellent future potential to extend the house at first floor subject to consent.



- Immaculately presented and extended accommodation
- One of Handforth's most sought after locations
- Three reception rooms/areas plus breakfast kitchen
- EPC rating D
- Three double bedroom detached home
- Downstairs w.c, utility room, driveway and an integral garage
- Council Tax Band F / Cheshire East Council
- Leasehold - £14 per annum ground rent (999 year lease / 946 years remaining)



#### The Location

The property is situated in one of Handforth's most favoured locations within a short walk of the village centre, the train station, Handforth Dean and being within the catchment of Handforth Grange Primary School, St Benedict's Catholic School and Wilmslow High School.

#### The Grounds & Gardens

A paved driveway to the front provides off road parking and leads to an integral garage and there are well tended private established gardens to the front and rear.

#### Important Information

Heating - Gas central heating (radiators).

Mains - Gas, electric, water and sewage.

Property Construction - Brick built with tiled roof.

Flood Risk - Very low risk\*.

Broadband - Ultrafast Full Fibre Broadband / FTTC (Fibre To The Cabinet)\*\*.

Mobile Coverage - Voice mobile coverage at the property available with all main providers Data mobile coverage with Three, 02 & Vodafone\*\*.

\* 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 3AP**

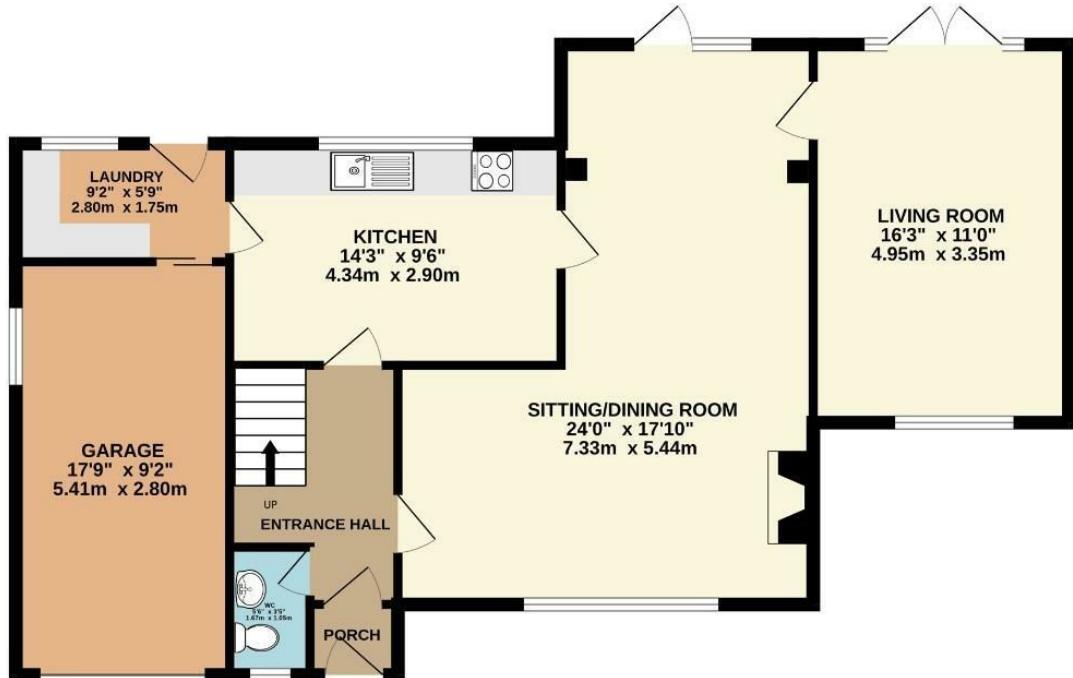
What 3 Words: **riding.nerve.ships**

Council Tax Band: **F**

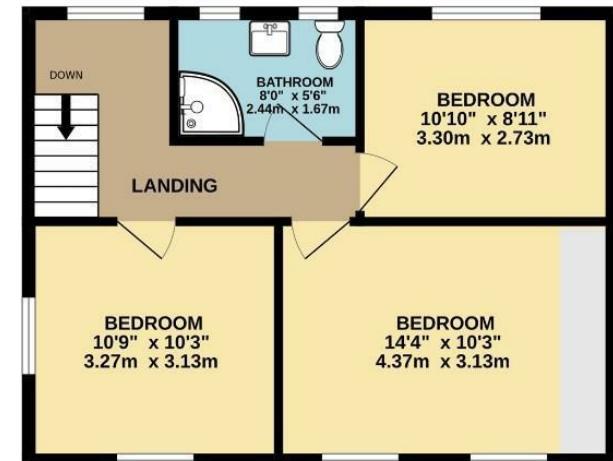
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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