

39 Handforth Road

Wilmslow, SK9 2LX



*mosley jarman*





**39 Handforth Road, Wilmslow, SK9 2LX**

**Guide Price £859,950**

Standing proud within large enveloping gardens, this handsome traditional detached home offers stylish living with ample outdoor space.

Approached over a long sweeping driveway (with parking for over 10 cars), the house benefits from being positioned centrally within the large plot, having plenty of space to either side (ideal for future extensions) and set well-back from the road with a deep lawned foreground.

Internally, the beautifully presented accommodation offers a welcoming central reception hall with wc/storage, then a large inglenook living room, a separate sitting room, then a huge living-dining kitchen with direct access to the substantial garden and a useful utility room.

There are four double bedrooms located off the first floor landing, with a modern en-suite shower room to the principal bedroom and a re-fitted family bathroom.

Additional to the ample off-road parking is a gated side driveway leading to the tandem detached garage, with a further storage garage to the rear of the garden.

- HANDSOME TRADITIONAL DETACHED HOME
- LONG SWEEPING DRIVEWAY WITH OFF-ROAD PARKING FOR 10+ CARS
- FOUR DOUBLE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- USEFUL UTILITY ROOM
- POSITIONED WITHIN A SUBSTANTIAL PRIVATE PLOT
- EXTREMELY LARGE LAWNED MATURE REAR GARDEN
- TWO BATH/SHOWER ROOMS
- A SUPERB LARGE LIVING-DINING KITCHEN
- AMPLE OPPORTUNITIES TO EXTEND FURTHER





### The Location

39 Handforth Road, Wilmslow enjoys a prime location with excellent access to both urban conveniences and natural surroundings. Situated just a short walk from Handforth Village and its train station, the property offers easy commuting options and local amenities. Wilmslow town centre is also within easy reach, providing a wide range of shops, cafes, and restaurants. Families will appreciate the proximity to highly regarded local schools, while those seeking outdoor pursuits will enjoy the nearby countryside, including scenic walking routes and green spaces. This location perfectly balances connectivity with a relaxed, village atmosphere.

### Grounds and Gardens

Approached over a very long sweeping driveway, the house offers ample off-road parking (well over 10 cars), then two wide gated side garden areas, one leading to the detached tandem garage. Whilst the rear garden is a delight for either the avid gardener or family buyer with active children, offering so much space with its private deep lawned garden and wide paved patio. Just idyllic.

### Important Information

Council Tax Band: G

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband\*\*: Standard Broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with O2 & Vodafone 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

\* 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 2LX**

What 3 Words: **unit.trying.cloak**

Council Tax Band: **G**

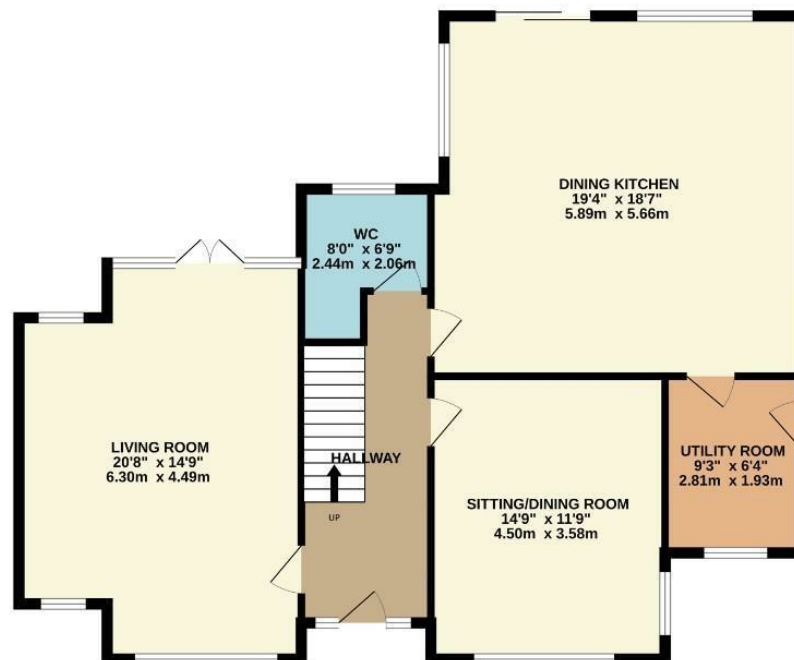
EPC Rating: **D**

Tenure: **Freehold**

GARAGE  
227 sq.ft. (21.1 sq.m.) approx.

GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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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