



*jordan fishwick*

13 Irwin Drive, SK9 3JS  
Offers Over £399,950





## Irwin Drive Handforth SK9 3JS

Offers Over £399,950



A three bedroom extended traditional detached property located on the ever popular Lakes Estate within Handforth. In brief the property comprises a porch, spacious and welcoming entrance hallway with two useful understairs storage cupboards. Located on the ground floor there is a living room with inglenook fireplace and a uPVC double glazed patio door which leads to the rear garden. An internal door provides access to the dining room which has a UPVC double glazed bay window to the front aspect. Additionally to the ground floor there is a kitchen which is fitted with a matching range of white, wall and base units. Leading from the kitchen into the extension there is a separate utility room with space for appliances, further white kitchen units, work surfaces and a sink. The extension provides access to the rear garden and into the integral garage. The garage features electric up and over garage doors and houses the modern wall mounted gas boiler. Located on the first floor there are three bedrooms and useful storage cupboard. The family bathroom is spacious and fitted with a modern four piece white suite which consists of both a corner panelled bath and separate double shower enclosure. The property is double glazed and gas central heated. Externally there is a gated entrance providing access to the driveway which offers off-road parking for several vehicles. To the rear of the property there is an enclosed garden which is laid mainly to lawn with a timber shed for additional storage







- No Chain
- Detached - Extended
- Integral Garage
- Lounge and Dining room
- Off road parking
- Garden to rear
- Utility Room
- Three bedrooms

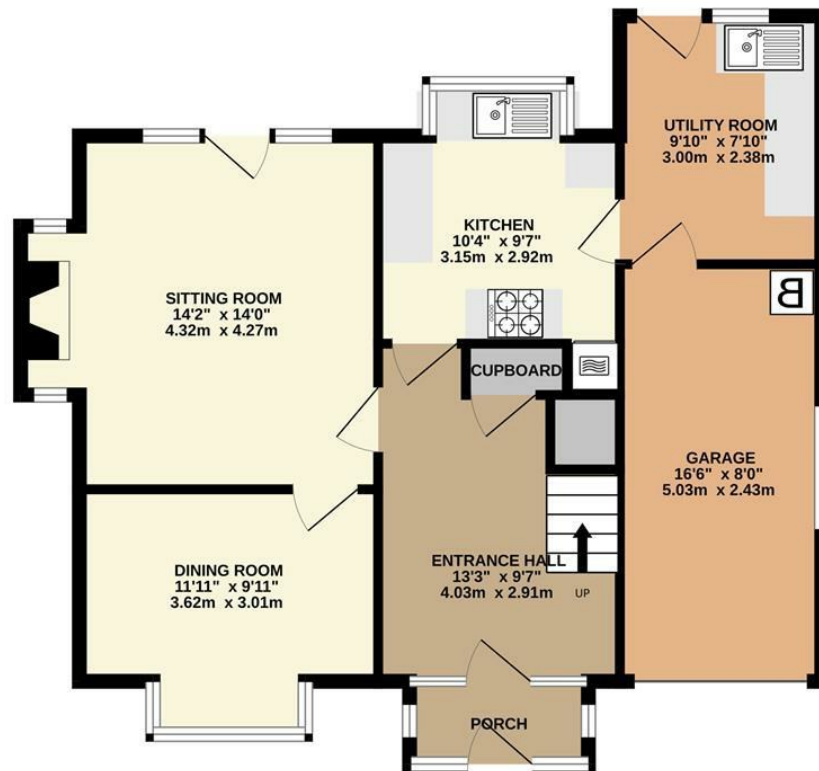


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 51                         |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

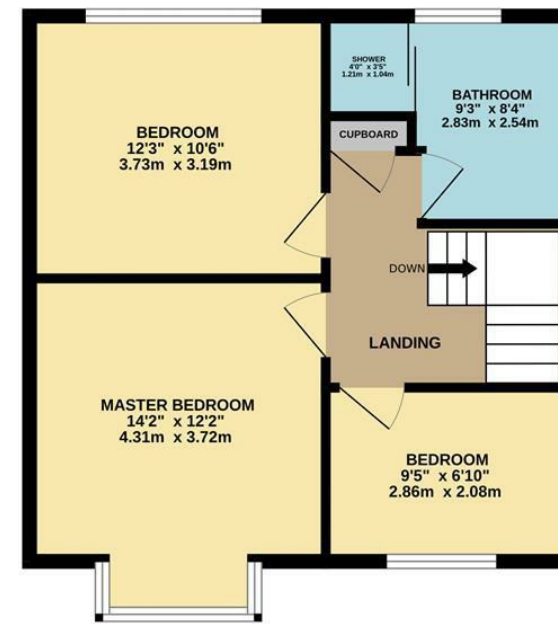




GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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