

**Jordan fishwick**

47 CLAY LANE HANDFORTH SK9 3NP  
Guide Price £425,000

## 47 CLAY LANE HANDFORTH SK9 3NP

Located on Clay Lane in Handforth, this well presented three-bedroom extended detached bungalow offers, versatile and spacious accommodation throughout. In brief, the accommodation comprises of an entrance hallway with staircase to the first floor and bedroom three /office space. Located on the ground floor there is a large living room, kitchen diner with modern fitted kitchen units, two double bedrooms, family bathroom and to the rear of the property a recently installed conservatory. Externally the property benefits from a tarmac driveway which provides off-road parking for a number of vehicles. There is a lawned front garden whilst to the rear the garden is laid mainly with artificial grass providing a maintenance free rear garden. There is a detached garage, providing additional secure storage.

### Entrance Hallway

UPVC double glazed entrance door leading to the internal entrance hallway. The entrance hallway provides access to the living room, kitchen diner, bedroom one, bedroom two and a family bathroom. Useful storage cupboard. Staircase with spindled balustrade leading to the first floor. Wall mounted radiator.

### Lounge

18' x 10'

A generously proportioned living room with UPVC double glazed bay window to the front aspect. Wall mounted radiator. TV point. Feature fireplace.

### Kitchen Diner

18' x 10'

A generously proportioned living room with UPVC double glazed bay window to the front aspect. Wall mounted radiator. TV point. Feature fireplace.

Kitchen diner. The kitchen is fitted with a modern range of wall, base and drawer units with complementary work surfaces and LED display lighting.

Internally within the kitchen units there are a number of space-saving features which include a pull out pantry unit and corner carousel unit. Incorporated within the worksurface is a sink bowl and drainer and electric four ring hob. There is space for a fridge freezer, washing machine and an integrated oven. Ample space for dining room table and chair set. UPVC double glazed bay window to the front aspect. Wall mounted contemporary radiator.

### Bedroom One

15' x 13'

Located to the rear of the property is well proportioned double bedroom which has a set of UPVC double glazed sliding doors which lead to the rear garden. Wall mounted radiator.

### Bedroom Two

13'2 x 10'

Located to the rear of the property this second double bedroom has a set of sliding UPVC double glazed doors which lead through to the conservatory/ extra reception room. Wall mounted radiator.

### Bathroom

Fitted with a modern three-piece white bathroom suite, which comprises a low-level W.C with pushbutton flush, pedestal wash hand basin with mixer tap and a 'P' shaped bath with curved shower screen and mains shower over. Part tiled walls. Two UPVC double glazed windows to the side aspect. Wall mounted radiator.

### Conservatory

13' x 13'

This recently installed conservatory provides an extra reception room. There are a set of sliding UPVC double glazed patio doors leading to the garden. Ceiling lantern providing a source of extra natural light. Wall mounted heater.

### Loft

### Bedroom Three / office / Loft room

10'7 x 7' extending to 16'

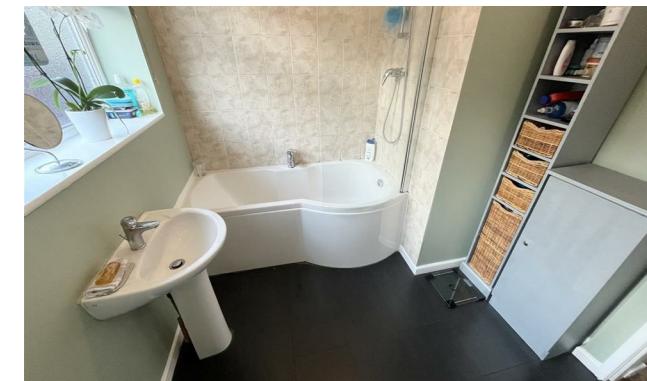
Velux window. Versatile room which could be used as a bedroom or home office.

### Outside

Externally the property benefits from a tarmac driveway which provides off-road parking for a number of vehicles. There is a lawn and front garden whilst to the rear garden is laid mainly with artificial grass providing a maintenance free rear garden..

### Garage

There is a detached garage, providing additional secure storage



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		75
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		