

*jordan*fishwick

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

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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

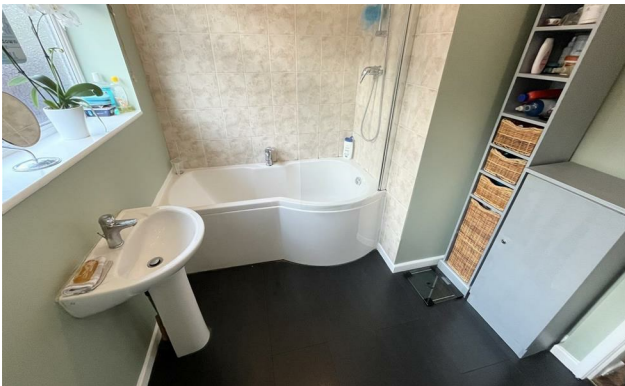
10'7 x 7' extending to 16'
Velux window. Versatile room which could be used as a bedroom or home office.

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



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