



jordanfishwick

29 WILLOW DRIVE HANDFORTH SK9 3DR
Guide Price £424,950

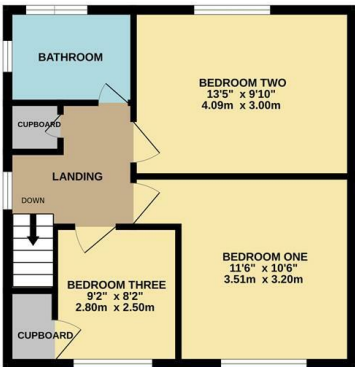
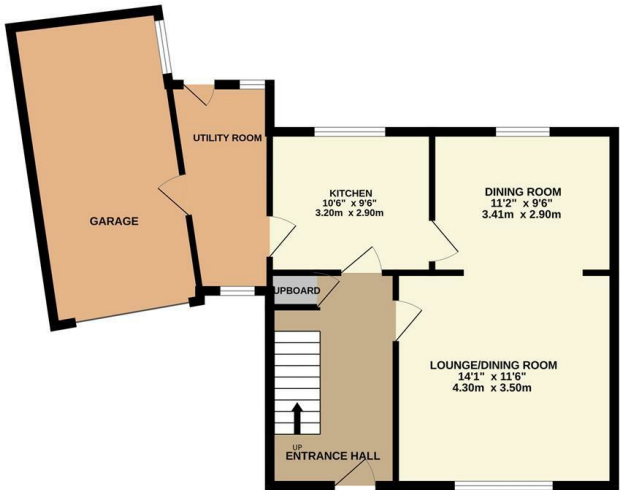
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Offered to the market with No Vendor Chain this larger than average three bedroom semi detached property offers fantastic potential. Located on a cul-de-sac within a highly regarded location in walking distance of Handforth Village the property benefits from a corner position offering a generously sized plot. Due to the size/width of the garden plot there is excellent future potential, subject to relevant building and planning permissions, to extend further to both the side and rear elevations. Equally there is potential, subject to relevant permissions, to convert the loft space to create further internal accommodation. Handforth village offers a number of local shopping facilities restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the A34 and the M56 for commuters with Manchester Airport being less than 20 minutes away. The area also offers a wide choice of private and local state schools. In brief the property currently comprises an entrance hallway with staircase to the first floor, living room with views to the front aspect. The rear dining room is partially open plan with the living room, and also has direct access to a well proportioned kitchen which benefits from a fitted kitchen. There is access from the kitchen to a separate and spacious utility room and an integral garage. Located on the first floor there are three generous bedrooms and a family bathroom with modern white suite. The property is double glazed and gas central heated. Externally to the front aspect there is a block paved driveway providing off road parking for several vehicles. The garden to the rear is spacious, enclosed with perimeter fencing and laid mainly to lawn. The integral garage provides secure additional storage.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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- No Chain
- Semi detached property
- Large corner Plot
- Quiet Cul-de-sac location
- Handforth Village
- Garage and Utility Room
- Fantastic Scope for extension (subject to regulations)
- Scope for a loft Coverision (subject to regulations)



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC