

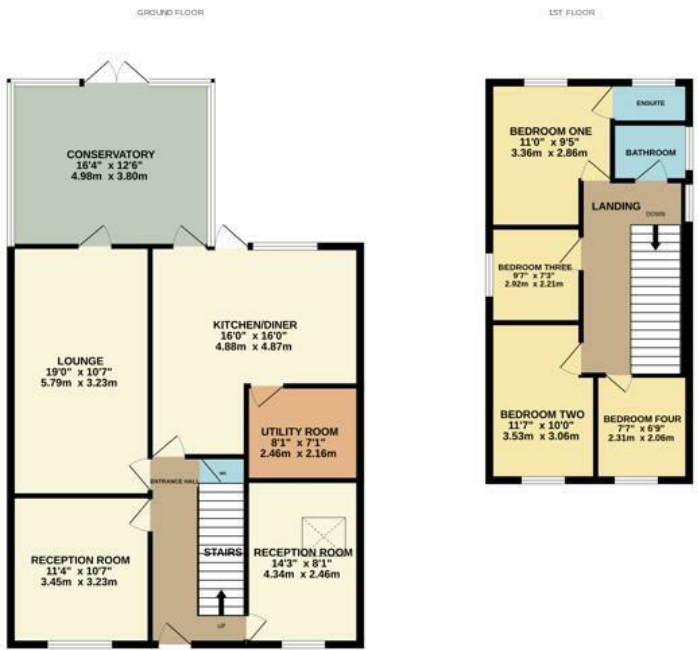


jordanfishwick

107 MERITON ROAD HANDFORTH SK9 3HD
Guide Price £485,000

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Ideally situated within easy walking distance of the centre of Handforth and the railway station, this superbly extended detached property offers generous and versatile accommodation, perfectly suited to modern family living. The well planned ground floor comprises a welcoming reception room, spacious lounge, fitted kitchen opening into a practical utility area, an additional reception room and an impressive conservatory providing excellent extra living space with pleasant views over the rear garden. To the first floor are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms. Externally, the property enjoys excellent kerb appeal, with a neat block paved driveway providing ample off road parking. A particular highlight of the property is the delightful south-facing rear garden, which enjoys a high degree of privacy and sunshine throughout the day. The garden features a patio seating area, a generous lawn and convenient side access to the front of the property. This attractive family home combines spacious and flexible accommodation with a highly desirable location, making it an excellent choice for a wide range of buyers. Must View!



- Extended detached family home
- Four well-proportioned bedrooms
- En-suite to principal bedroom
- Spacious lounge and separate dining room
- Attractive south-facing rear garden
- Convenient location close to Handforth village centre and railway station
- Block-paved driveway providing ample off-road parking
- Fitted kitchen with adjoining utility area

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