



jordan fishwick

32 Wallingford Road, SK9 3JU
Guide Price £384,950



Wallingford Road Handforth SK9 3JU

Guide Price £384,950



A stunning extended three bedroom semi detached property on the popular Lakes Estate in Handforth. Handforth village offers a number of local shopping facilities, restaurants and a 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. The property in brief comprises: entrance, hallway, downstairs, WC, spacious lounge and separate extended dining / living room with UPVC double glazed patio doors leading to the rear garden. Furthermore, there is a large extended kitchen diner with stylish fitted kitchen. To the first floor there are three bedrooms, two of which are generously proportioned double bedrooms. The third bedroom is a very good size and has a window to the side aspect adding natural light to this bedroom. The family bathroom consists of a modern and stylish white bathroom suite. Externally there is a well proportioned garden which is laid mainly to lawn with a patio and raised decked area. There is a large sectional garage providing extra storage and off-road parking to the front of the property on the blocked paved driveway.



Entrance Hall

UPVC double glazed front door leading to the internal entrance hallway. Access to the ground floor accommodation. Staircase with spindle balustrade leading to the first floor. UPVC double glazed window to the side aspect, providing a source of natural light. Picture rail. Wall mounted contemporary radiator

Dining Room

12'1" x 10'11"

This well proportioned reception room comprises a UPVC double glazed bay window to the front aspect. Feature fireplace. TV point. Wall mounted radiator. Fitted storage units and shelving to the alcoves.

Downstairs WC

Low level wc, wash hand basin, extractor fan, spotlights

Living Room

17'11" x 10'11"

This well proportioned reception room comprises a UPVC double glazed bay window to the front aspect. Feature fireplace. TV point. Wall mounted radiator. Fitted storage units and shelving to the alcoves.

Kitchen

15'6" x 11'2"

This extended kitchen diner comprises a modern range of wall base and drawer units with complementary butcher block work surfaces. Belfast sink unit with mixer tap and tiled splashback. Space for a range oven. Space for dishwasher. Integrated fridge and separate freezer. integrated washing machine. UPVC double glazed windows to the front, side and rear aspect. UPVC double glazed door with glazed panelling to the rear aspect, providing access to the rear garden. Recessed ceiling lighting. Ample space for dining room table and chair set.

First Floor Landing

Access to the first floor accommodation. UPVC double glazed window to the side aspect. Airing cupboard housing, the Vaillant gas boiler and provided additional storage.

Bedroom One

12'0" max x 9'8" max

UPVC double glazed window to the front aspect. Fitted wardrobes, providing storage and hanging space. Wall mounted radiator.

Bedroom Two

12'3" x 9'5"

A further generously proportioned double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Picture rail.

Bedroom Three

8'11" x 7'6"

A well proportioned bedroom with UPVC double glazed window to the side aspect. Wall mounted radiator.

Bathroom

Comprising a modern three piece white suite with a low-level WC, wash hand basin within a vanity storage unit and a panelled bath with glazed shower screen and electric shower over. Tiling to the floor and tiled splashbacks to the walls. UPVC double glazed window to the side aspect.

OUTSIDE

Detached Storage Garage

Detached sectional garage, providing additional storage.

Gardens

To the front of the property there is a large driveway which is blocked paved, providing off-road parking. A timber gate provides access to the rear garden which is laid to lawn with mature borders and a blocked paved patio area. There is also a raised decked patio.

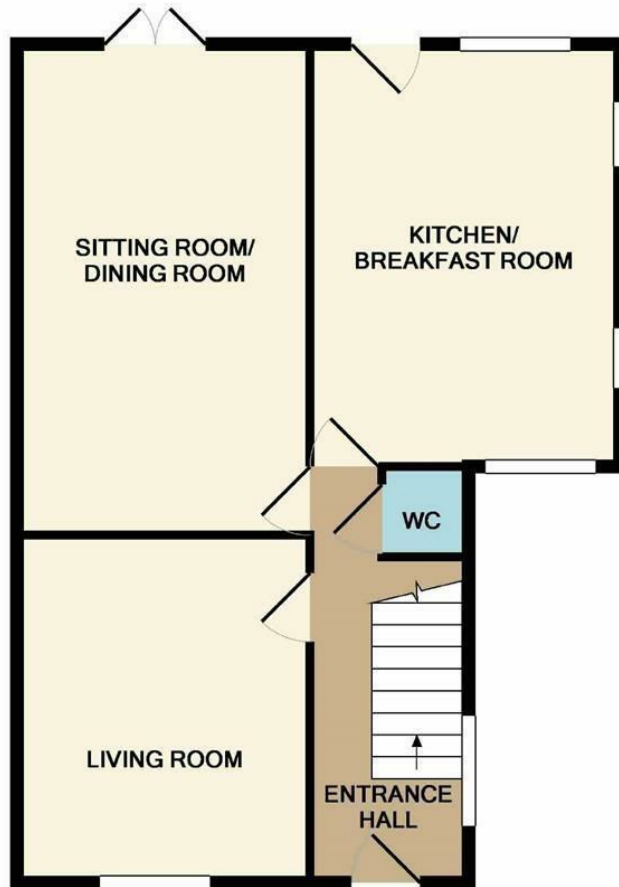


- Stunning Property
- Three bedrooms
- Semi detached
- Popular location
- Detached storage garage
- Off road parking
- Well proportioned garden
- Stylish kitchen

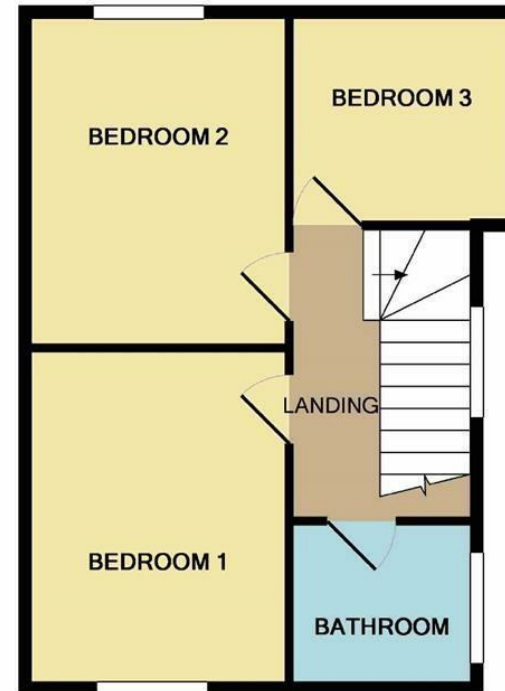


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





GROUND FLOOR



1ST FLOOR



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk

www.jordanfishwick.co.uk