

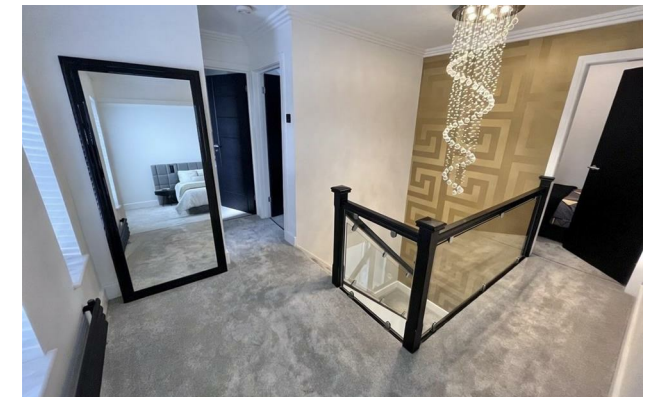


*jordan fishwick*

57 Pickmere Road, Handforth, SK9 3TB  
Offers In Excess Of £390,000

# Pickmere Road Wilmslow SK9 3TB

Offers In Excess Of £390,000



This stunning and one of a kind extended three bedroom property with loft room is located within walking distance of Handforth village. Handforth caters for a variety of local needs offering a wide choice of amenities and Handforth train station. Wilmslow the bigger town centre is a short drive away offering a wider choice of restaurants, bars and shopping facilities. The property has been extensively modernised boasting a sleek and symmetrical rendered facade with matching boundary wall and double garage to the rear. This truly impressive family home consists of a spacious entrance hallway which opens in to the living space and beyond. The living room consists of a modern feature fireplace, media wall and flows freely into a kitchen dining area with oversized ceiling skylight and stunning sliding black patio doors leading to the rear garden. The kitchen has been beautifully appointed with quartz work surfaces and mirrored splashbacks and a range of integrated appliances. Furthermore, to the ground floor there is a downstairs WC, home office and utility room with fitted wall and base units and space for laundry appliances. The impressive specification continues with the first floor. A large open and airy landing with glazed balustrade leads to the three bedrooms and the family bathroom. The principal double bedroom features a walk-in dressing area and has access to a stylish ensuite shower room. The main family bathroom has been fitted with a tasteful and stylish bathroom suite. Bedroom two is spacious featuring an open staircase which leads to the loft space (A separate sitting area or storage room). Externally to the rear of the property there is a low maintenance garden consisting of a patio and artificial lawn, the area has a Mediterranean design being enclosed, bright and is low maintenance. The stand out feature is the covered alfresco dining area which has a prep kitchen area and purpose-built barbecue, perfect for entertaining. Garage to the rear.



- One of a Kind
- Stunning and extended semi detached
- Modern and Stylish
- Double garage to rear
- Ensuite and dressing room
- Off road parking



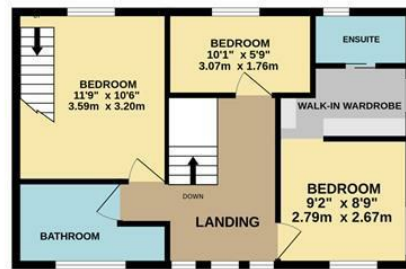
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



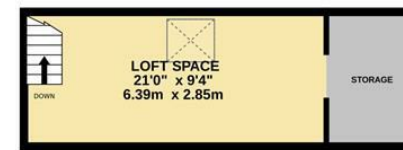
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Measurements are approximate. Not to scale. Illustrative purposes only  
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