

Jordan fishwick

15 THE PADDOCK HANDFORTH SK9 3HG
Guide Price £129,950

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This well proportioned FIRST FLOOR, DUPLEX STYLE, APARTMENT is ideally situated within the heart of Handforth village, making this property an ideal starter home with pleasant views to the front and rear aspects. Handforth village enjoys a range of shops, amenities, park and the local train station, with local commuter links, also being within convenient reach. Internally the property has been refitted with a modern heating system and double glazed windows and front door in recent years, providing a comfortable home in which to live. In brief: generous size entrance vestibule with fitted cloaks cupboard, 18' living/dining room with vaulted ceiling and a fitted kitchen with breakfast bar. Stairs lead up from the living room to the mezzanine level allowing access to the double bedroom with fitted wardrobe and a three piece bathroom. To the rear of the property is a car park and we are informed by the vendor that residents can obtain a residents permit for themselves and guests from Emerson Management.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34), to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of lights proceed onto Manchester Road and continue onto Wilmslow Road into Handforth. Proceed into Handforth village straight on through the traffic lights and the property is situated above the shops in the Paddock Shopping Precinct on the left hand side.

External Stairs to First Floor

Private Entrance Hall

7'6" x 6'0" + Cloaks Cupboard

UPVC front door and spacious entrance hallway with deep cloaks/storage cupboard and further door to living room/dining room.

Living Dining Room

18'3" x 12'2"

Spacious and well presented living room with vaulted ceiling and large picture window to front overlooking the Paddock Shopping Precinct and Green. Open to the kitchen area Two electric convection heaters. Stairs leading up to the Bedroom

Fitted Kitchen

9'1" x 9'1"

Fitted with a range of base and wall units with stainless

steel sink unit, double glazed window to rear overlooking park, four ring hob with built in oven below, space for fridge/freezer and washing machine. Breakfast bar and stool recess between the kitchen area and living room/dining room area.

Stairs up to Mezzanine Level

Bedroom

12'2" ext to 13'8" max

Vaulted ceiling, uPVC double glazed window to rear, eaves storage, fitted wardrobe with sliding doors, space for double bed and dressing table.

Bathroom

7'6" x 6'0"

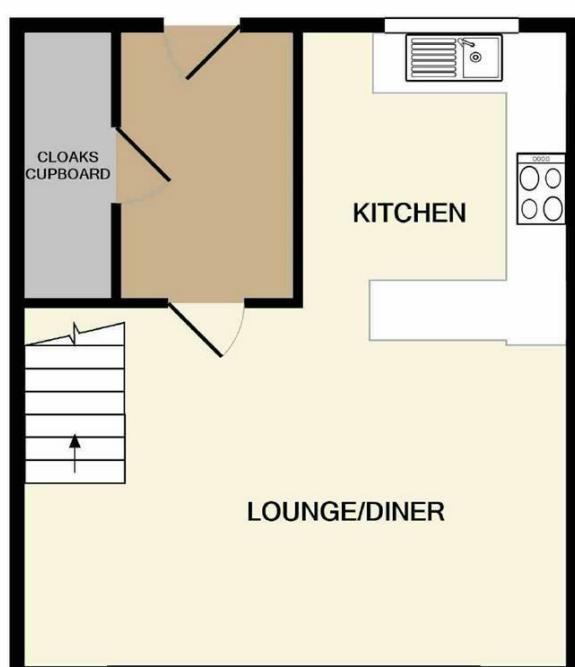
Fitted with a panelled bath with shower over, low level wc, pedestal wash hand basin, part tiled walls, and uPVC double glazed window to rear.

Outside

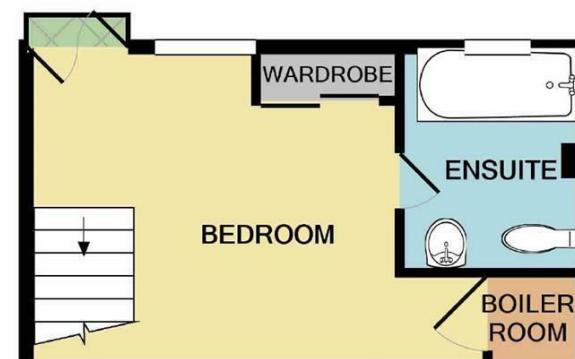
Parking (Residents Permit)

To the rear of the property there is a car park for the local amenities and apartments. We are informed by the vendor that residents and their guests can obtain a residents permit from Emerson Management for themselves and guests.

** DRAFT DETAILS **



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 68 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 30 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |