



**jordanfishwick**

9 KINGSTON ROAD HANDFORTH SK9 3JN  
Offers Over £455,000



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This stunning four bedroom semi-detached home on the ever popular 'Lakes' estate, is situated on an enviable corner plot. This home offers the perfect blend of modern comfort and classic charm. With an impressive extension, it provides ample living space for a growing family. The current owners have given careful consideration to its details to provide the perfect balance for the new owners. The stylish accommodation comprises in brief: entrance hallway, bay fronted living room with attractive feature fireplace, fitted kitchen with opening to the impressive 28ft conservatory, study, utility room, boot room and downstairs wc. The first floor comprises principle bedroom with en-suite shower room, two further double bedrooms with fitted wardrobes, another good sized bedroom and a family bathroom. Externally the property is situated on a substantial plot with off road parking to the front for multiple vehicles as well benefitting from a large side garden which is mainly laid to lawn with access to the rear garden which has a paved patio area which is ideal for entertaining. Viewings essential to fully appreciate.

**Directions**  
From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights continue over the lights onto Manchester Road and proceed over the Bollin Valley roundabout toward Handforth. Continue into Handforth and after the Paddock Shopping Centre take the second turning on the left into Kingston Road.

**Entrance Hallway**  
Stairs to first floor.

**Living Room**  
14'1 into bay x 10'9  
Bay fronted living room with feature electric fireplace, uPVC double glazed window to front, wall mounted lights, radiator.

**Kitchen**  
18'0 x 9'7  
Fitted with range of base and wall mounted units, five ring 'Rangemaster', integrated dishwasher, integrated fridge freezer, one and half composite bowl sink and drainer, space for microwave, opening to conservatory, attractive tiled flooring, radiator.

**Conservatory**  
28'8 max x 15'7max  
Stunning 28' conservatory with ample space for a range of entertainment with attractive tiled flooring, uPVC double glazed windows to all side, two uPVC double glazed French doors leading to rear garden, wall mounted lights, radiator.

**Utility Room**  
11'8 x 5'8  
Fitted with base and wall mounted units, new wall mounted 'Worcester' boiler, space for washer or dryer, attractive tiled flooring, radiator, understairs storage, uPVC double glazed frosted door leading to side of property.

**Boot Room**  
7'7 x 4'4  
UPVC double glazed window to front, radiator.

**Downstairs WC**  
Low level wc, wall mounted wash hand basin, radiator, uPVC double glazed frosted window to front, tiled flooring.

**Landing**  
**Bedroom One**  
14'6 x 11'1  
Good sized double bedroom with fitted wardrobes, recess ceiling spotlights, radiator.

**En-suite**  
Walk-in shower cubicle, low level wc, wall mounted wash hand basin with vanity unit under, recess ceiling spotlights.

**Bedroom Two**  
12'0 x 10'9  
Further good sized, bay fronted double bedroom with fitted wardrobes, uPVC double glazed window to front, recess ceiling spotlights, radiator.

**Bedroom Three**  
10'8 x 10'1  
Double bedroom with uPVC double glazed window to rear, fitted wardrobes, radiator.

**Bedroom Four**  
7'7 x 6'0  
Good sized room with uPVC double glazed window to front, radiator.

**Bathroom**  
Three piece white bathroom suite with jacuzzi style bath, low level wc, pedestal wash hand basin, walk-in shower cubicle, chrome heated towel rail, tiled flooring, recess ceiling spotlights, uPVC double glazed frosted window to rear.

**Outside**  
The property benefits from a substantial corner plot with off road parking to the front for multiple vehicles. To the rear of the property is a garden which is mainly laid to lawn with paved patio area which is ideal for entertaining with access to the side garden. The gardens are enclosed by timber panelled fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	



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