



105 THE WHITEHOUSE SPATH LANE HANDFORTH SK9 3BD

A STYLISH TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT. Conveniently located to Handforth village, train station (Main Manchester/London Line) A34 and A555 BYPASS. The apartment will appeal to a wide range of buyers and investors. The accommodation is accessed through a communal lobby area to the private accommodation comprising 13'8 reception hall with built in cupboard. The spacious living area opens to the dining kitchen fitted with a range of high gloss, handleless, units with integrated appliances and space for a dining table. The inner hallway provides access to the two excellent size double bedrooms and stylish shower room. Externally, there is private parking and an allocated off road parking space. Viewing is Essential.

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 traffic lights continue over the lights and proceed over the Bollin Valley roundabout. Continue into Handforth, past the Paddock Shopping Centre and the property will be seen on the right hand side, identified by our For Sale board.

Communal Hallway

Private Reception Hall

15'2" long
Cupboard housing gas central heating boiler and double glazed window.

Living Dining Kitchen

29'0" x 12'2" ext to 15'2" Max

Living Area

A well presented room with secondary glazed window, laminate wood floor, radiator and recessed ceiling spotlights.

Dining Kitchen

Fitted with a range of high gloss handleless base and wall units with work surfaces over incorporating

stainless steel sink unit, space for washing machine and dryer, integrated fridge and freezer with matching cupboard fronts, secondary glazed windows to side and rear, laminate wood floor, recessed ceiling spotlights and space for dining table.

Inner Hallway

13'8" long
Recessed ceiling spotlights and laminate wood floor.

Bedroom One

15'2" x 9'1"
Secondary glazed windows to side and rear, recessed ceiling spotlights and radiator. Space for king size bed, wardrobes and dressing table.

Bedroom Two

10'7" x 9'1"
Window to rear, radiator, recessed ceiling spotlights. Space for double bedroom and wardrobes.

Shower Room

Walk in shower, vanity wash hand basin with drawer below, concealed cistern low level wc, Recessed ceiling spotlights, heated towel rail, laminate wood floor.

Private Off Road Parking

Allocated parking space.

****Draft Details ****



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	81	81
(69-80) C		
(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	