



Jordan fishwick

9 DERWENT DRIVE HANDFORTH SK9 3NW
Guide Price £425,000

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A traditional bay fronted three bedroom DETACHED property located on the ever-popular Lakes Estate in Handforth. A truly lovely property which has been beautifully maintained over the years creating a wonderful family home. The property boasts spacious living throughout and is ideally suited for families seeking good transport links to the local amenities on offer within Handforth Village or the local Primary Schools located a stones throw away. In brief the property comprises: Entrance vestibule, entrance hallway, downstairs W.C, kitchen, open plan dining/living area and conservatory. To the first floor there are two good sized double bedrooms, single bedroom and a separate W.C and bathroom. To the front of the property are well maintained lawns and flower beds. The driveway offers off road parking for two cars which also leads to access for the single car garage. To the rear of the property the garden is mainly laid to lawn with a patio area and enclosed by timber fencing. Internal viewings of this property are highly recommended.

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 and proceed over the Bollin Valley roundabout. Continue into Handforth and after the Paddock Shopping Centre take the first turning on the left onto Kingston Drive and then proceed along the road taking the fourth right hand turn onto Derwent Drive.

Entrance Vestibule

6'00 x 2'11

Entrance Hallway

Laminate flooring, radiator and stairs to the first floor.

Downstairs W.C

Low level W.C and wash hand basin.

Kitchen

15'02 x 7'06

Fitted with a range of base and wall units with roll top work surfaces over incorporating stainless steel sink unit, four ring gas hob and extraction over. Integrated 'Hotpoint Oven', recess for fridge/freezer, recess for washing machine, recess for dishwasher, two uPVC double glazed windows overlooking the rear garden, side door to side access and a doorway leading to the integral garage.

Dining Area

10'7 x 10'7 into bay 13'8

A bay fronted dining area with uPVC double glazed windows overlooking the front garden and radiator.

Living Area

12'02 x 10'7

A generously sized living area with sliding doors to the conservatory, feature gas fireplace with marble hearth, wooden decorative surround and radiator.

Stairs to First Floor

uPVC window to side aspect and access into the loft.

Bedroom One

12'2 into bay 13'8 x 10'7

A generously sized bay fronted master bedroom with uPVC double glazed windows, built in wardrobes and radiator.

Bedroom Two

12'2 x 9'1

Another generously sized double bedroom, uPVC double glazed windows overlooking the rear garden and radiator.

Bedroom Three

7'6 x 7'6

A light bedroom with uPVC double glazed windows overlooking the front aspect, built in wardrobes and radiator.

Bathroom

A light bathroom with panelled bath and thermostatic shower hose from taps, wash hand basin, partially tiled walls, radiator, built in storage cupboard containing the water tank, uPVC frosted double glazed window to rear aspect.

Separate W.C

Frosted uPVC double glazed window and a low level W.C.

OUTSIDE

Integral Garage

16'9 x 7'6

With an up & over door and single glazed window to side aspect.

Front & Rear Gardens

There are lawned gardens to the front, off road parking for two cars on the driveway whilst to the rear there is a further lawned garden with patio area, flower bed borders and enclosed with timber fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		55
(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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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