



2 QUEENS TERRACE HANDFORTH SK9 3EF

NO CHAIN. A charming two bedroom Period terrace property located within Handforth. Handforth village offers a number of local shopping facilities restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the A34 and the M56 for commuters, with Manchester Airport being less than 20 minutes away. The property in brief comprises: a living room with feature exposed brick fireplace and a large extended kitchen diner to the ground floor. There is access internally to a useful basement, providing additional secure internal storage. Located on the first floor there are two well proportioned bedrooms with the principal bedroom benefiting from fitted wardrobes and an original feature fireplace. The property is double glazed and gas central heated. To the rear of the property there is a small, enclosed courtyard accessed via the kitchen and externally via a timber gate leading to the rear passageway. To the front of the property there is a communal pathway leading to the traditional row of terraces with 2 Queens Terrace benefiting from a small paved patio area directly to the front, whilst also benefiting from a well proportioned and manicured lawned garden with timber shed to the rear. The property is offered to the market with No Onward Chain.



- Period Terrace
- Two Bedrooms
- Extended Kitchen Diner
- Charming accommodation
- Lawned rear garden
- Easy access to A34
- No chain
- On street parking

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	