



jordan fishwick

54 Sagars Road, SK9 3EE
Guide Price £449,950



Sagars Road Handforth SK9 3EE

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Located within a short walk of Handforth village this traditional 1930s three bedroom bay fronted detached property offers excellent accommodation throughout having a beautiful open plan kitchen diner and living room with wood burning stove spanning the rear aspect. The property is a short walk away from Handforth and a drive away from Wilmslow centre which both offer a wide range of amenities, which include a number of local shopping facilities, bars, restaurants. Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. Internally the property comprises a large entrance porch which leads to the internal entrance hallway. There is a separate reception room to the front and a large open plan and sociable, living space to the rear of the property which consists of a kitchen diner and living room with feature wood burning stove and central Island/ Breakfast bar with a matching and stunning fitted Kitchen. There is access to a utility room and downstairs WC and access to the integral garage. To the first floor there are three bedrooms and a modern family bathroom. Externally the garden is laid to lawn with a hedged boundary and storage shed. To the front of the property there is a further lawn garden and a driveway which provides off-road parking. The property also benefits from having planning permission for a first and second floor side extension.

Entrance Porch

External door with inset glazing provides access to the large entrance porch. Quarry tiled floor. Glazed internal door leading to the internal entrance hallway.

Entrance Hall

Access to the ground floor accommodation. Staircase with spindled balustrade leading to the first floor accommodation. Wall mounted radiator. Laminate wood effect flooring.

Utility Room / W.C

7'6" x 3'9

Comprising a modern range of wall and base kitchen units with complementary roll top work surfaces with stainless steel sink bowl and drainer unit. Space for washing machine. Laminate wood effect flooring. Low level WC with push button flush. Wall mounted radiator. Access to integral garage.

Kitchen Diner and Living room

25'8 x 12'8 max

This large open plan living kitchen and dining space which provides a sociable and modern environment with views and access to the rear garden. The living area comprises a UPVC double glazed window to the rear aspect. Wall mounted radiator. Recessed ceiling lighting and a feature cast iron wood burner with traditional oak beam and hearth. The kitchen is fitted with a quality and stylish range of wall, base and drawer units with a matching central island unit which forms an additional food preparation surface and breakfast bar area. There is a one and a half bowl stainless steel sink and drainer unit, five ring integrated gas hob with stainless steel extractor hood over. Integrated wine cooler and 'Neff' double oven and integrated fridge and freezer. Access to the utility room and downstairs WC. Laminate wood effect flooring throughout. UPVC double glazed window to the rear aspect. UPVC double glazed French doors leading to the rear garden.

Dining Room

11'7 x 10'4

A well proportioned reception room currently used as a dining room with UPVC double glazed window to the front aspect with feature, bespoke fitted plantation shutters. Feature style ornamental fireplace. Laminate wood effect flooring.

First Floor

UPVC double glazed window to the side aspect. Access to the first floor accommodation.

Bedroom One

12'2 x 10'7

A generously proportioned double bedroom with UPVC double glazed window to the rear aspect. Picture rail. Wall mounted radiator. Laminate wood effect flooring.

Bedroom Two

12'3 x 9'11

A further generously proportioned double bedroom with UPVC double glazed bay window to the front aspect with fitted bespoke plantation shutters. Wall mounted radiator. Fitted wardrobes providing storage and hanging space. Laminate wood effect flooring.

Bedroom Three

7'4 x 6'1

UPVC double glazed window to the front aspect with fitted bespoke plantation shutters. Wall mounted radiator. Laminate wood effect flooring. Fitted storage cupboard.

Bathroom

A traditional and modern three-piece white suite comprising a low-level WC with push button flush, pedestal wash hand basin with mixer tap and a 'P' shaped bath with curved shower screen and shower fittings. Fully tiled to the walls. Ceramic tiled flooring. UPVC double glazed window to the side aspect.

Integral Garage

16'6 x 7'10

Storage space. Skylight providing a natural source of light. Window to the side aspect. Wall mounted gas boiler. Garage door. To the front of the property there is a driveway providing off-road parking for a number of vehicles with wrought iron gates. Lawned garden with hedged boundary.

Disclaimer

As per the Estate Agents Act of 1979 please be informed that the vendor for this property is a relation to an Estate Agent



- 1930's Detached
- Three bedrooms
- Open Plan Living and Kitchen
- Stunning Kitchen
- Off road Parking
- Integral Garage
- Planning Permission for extension
- Handforth Village Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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