



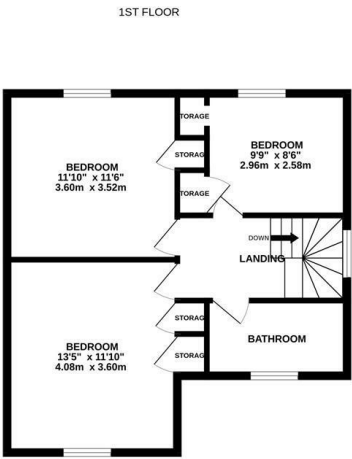
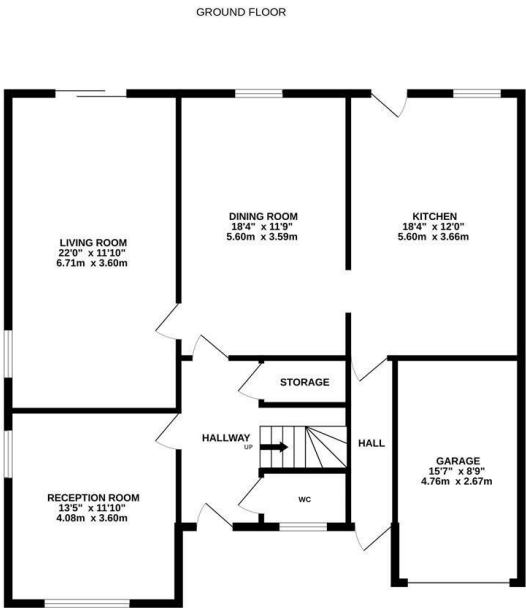
**jordanfishwick**

26 VALLEY DRIVE HANDFORTH SK9 3DW  
Guide Price £569,995



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Jordan Fishwick are pleased to bring to the market this extended three bedroom detached property located within a highly regarded location in walking distance of Handforth Village. Handforth Village offers a number of local shopping facilities restaurants and a train station. Wilmslow, the larger village, is also 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 area also offers a wide choice of private and local state schools. Internally the property comprises in brief of a spacious entrance hallway with access to a downstairs modern WC. Additionally to the ground floor there are two separate living rooms with the rear living room benefiting from the extension and has a set of sliding patio doors leading to the rear garden. The rear extension spans the entire of the rear of the property to a single storey creating large and spacious ground floor accommodation. There is a spacious dining room with views to the rear garden and access to the well proportioned kitchen. The property could be altered to create a large open plan family space to the rear (subject to building regulations). An internal door leads to an enclosed hallway and then to the garage. Located on the first floor there are three well proportioned bedrooms each benefiting from built-in storage and recesses and a family bathroom. To the rear of the property, the garden is extensive, laid mainly to lawn with mature borders. To the front of the property there is a paved driveway providing off-road parking and a well manicured front lawn.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix CQ25

- Extended Detached property
- Three bedrooms
- Extensive rear garden
- Garage and off road parking
- Two separate living rooms
- Large dining room



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

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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