



jordan fishwick

4 Hurlbote Close, Handforth, SK9 3TF
Guide Price £495,000

Hurlbote Close Wilmslow SK9 3TF

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An exciting opportunity to purchase a four bedroom detached property/bungalow within walking distance of Handforth Village. Handforth offers a wide variety of local amenities which include shops and restaurants and with the local train station and surrounding road network provides direct and easy access to Manchester Airport, the city Centre and the wider regions of the north Northwest. This beautifully presented and spacious extended property would suit both a family due to its space and size and equally those downsizing or requiring level access accommodation. The property internally consists of an entrance hall with useful storage cupboard. Much of the accommodation can be accessed via the inner hallway with access given to three bedrooms, the family bathroom and living room. The principal bedroom is worthy of note due to its stylish bespoke fitted wardrobes, walk-in closet and stylish ensuite shower room. Both bedroom two and three benefit from fitted bedroom furniture providing additional storage whilst the family bathroom consists of a stylish and traditional three-piece white bathroom suite. The living area is open plan with the kitchen diner creating the hub of the home and a highly sociable living space. The kitchen features a modern range of fitted unit and complementary rolltop work surfaces. Adjacent to the kitchen there is a set of sliding internal doors which reveal a utility cupboard housing the gas combination boiler and has ample space for kitchen appliances. There are two large velux ceiling skylights providing a source of natural light within a vaulted apex ceiling. Progressing through the dining space to the rear extension there is a further inner hallway with recess for a fridge freezer and access via UPVC double glazed doors to the rear garden. A further internal door leads to the fourth double bedroom which features further fitted bedroom furniture and a Velux ceiling skylight.

Externally to the rear of the property there is an enclosed garden, laid mainly to lawn and a detached brick built garage with light and power supply. To the front of the property there is a long driveway providing off-road parking for several vehicles and an open plan lawned frontage.



- Detached Property
- Four bedrooms
- Open plan Living dining and kitchen
- Ensuite and Walk-in wardrobe
- Detached Garage
- Off road parking
- UPVC double glazed and modern boiler



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	



GROUND FLOOR



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