



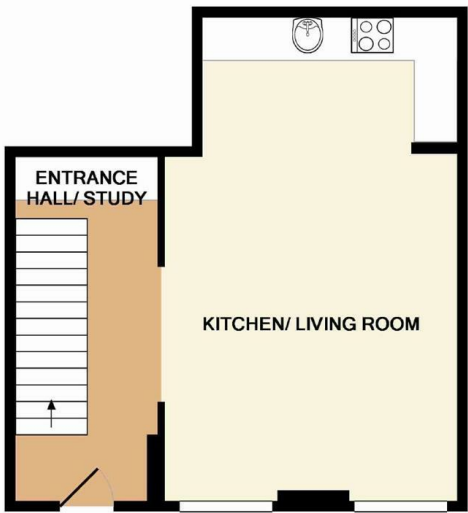
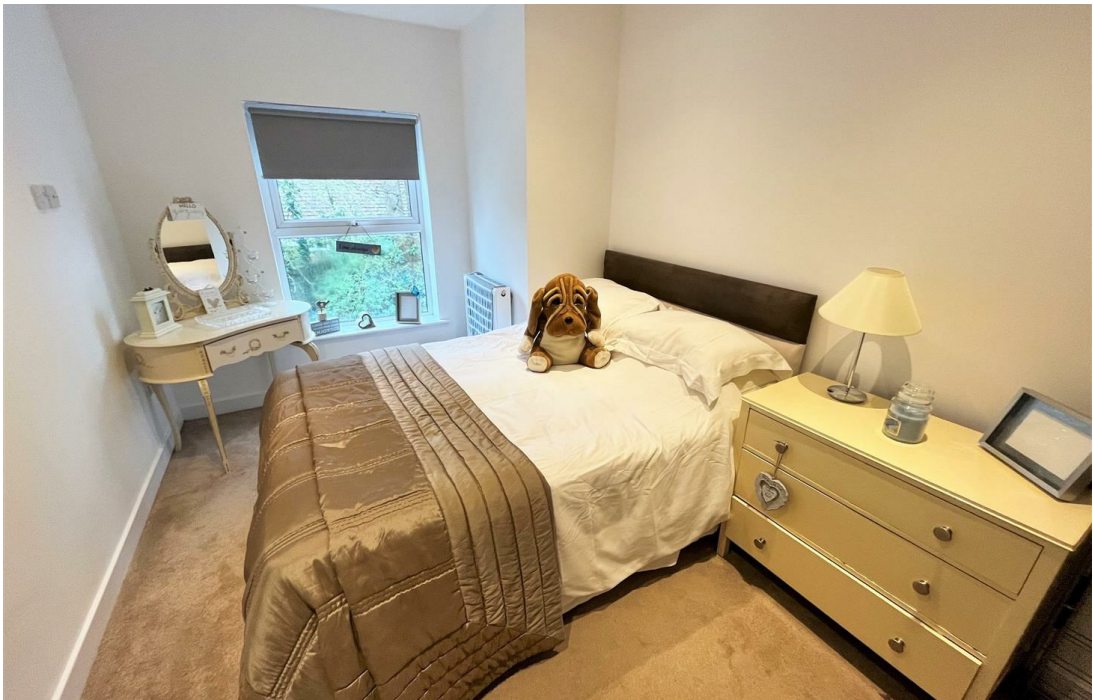
**jordanfishwick**

1 SAGARS ROAD HANDFORTH SK9 3EE  
Guide Price £269,950

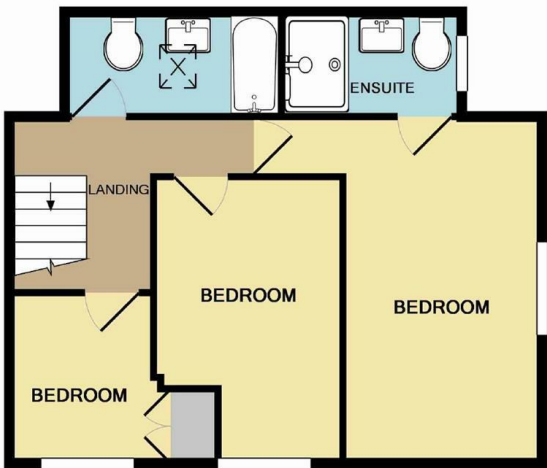


1 SAGARS ROAD HANDFORTH SK9 3EE

This wonderful Period three bedroom, two bathroom home must be viewed internally to appreciate the stunning accommodation on offer. The property has been refurbished throughout in a contemporary style which is sure to entice the discerning purchaser. The accommodation comprises in brief: Entrance hallway with modern fitted workstation and a hatch providing access to the cellar chamber, open plan living room and beautiful refitted kitchen with integrated appliances. The first floor comprises: master bedroom with wet room style en-suite, second double bedroom, third bedroom with modern fitted wardrobes and contrasting built in cabin style bed and a refitted family bathroom suite. The property is situated ideally for access to central Handforth village and train station alike. Internal viewings essential.

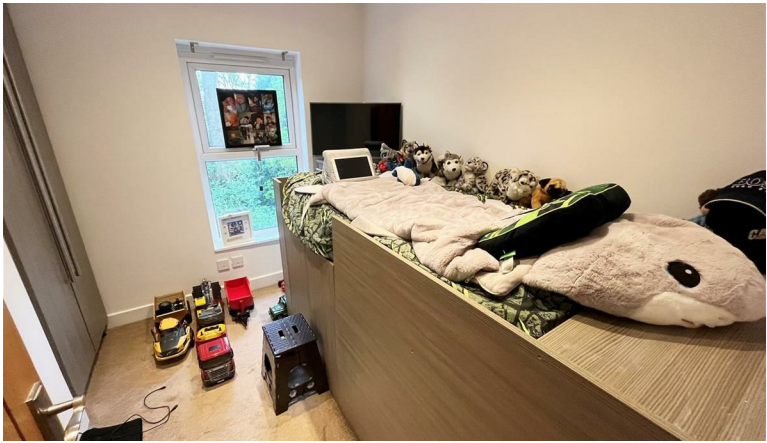


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- Buy to let Opportunity
- Period Property
- Three Bedrooms
- Stunning Interior
- Refurbished Accommodation
- Ideally Situated to central Handforth
- Close to Handforth station
- Off road parking

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

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	