



*jordan fishwick*

99 Meriton Road, SK9 3HD  
Guide Price £399,950



## Meriton Road Handforth SK9 3HD

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**NO CHAIN.** This charming three bedroom detached home requires a degree of modernising being priced accordingly to enable a buyer to personalise in their own way. Set within convenient reach of Handforth village which offers a number of local shopping facilities restaurants and train station. Wilmslow 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 then 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. The property has a fabulous southerly facing garden to the rear, with the potential for extending further (subject to relevant planning permissions). The ground floor accommodation comprises: Entrance hallway, through living / dining room with bay window to the front aspect and patio doors to the garden. There is a galley kitchen with several integrated appliances and a modern wall mounted gas boiler. The first floor accommodation comprises: three bedrooms and a bathroom with white suite. To the front of the property there is a driveway providing off road parking. The driveway leads to the single detached garage. The rear garden has a southerly aspect and is mature being laid mainly to lawn.



- Three Bedroom Extended Property
- Southerly Facing rear garden
- Close to Handforth Village
- Local Schools
- Gated Driveway
- Off Road Parking
- Garage to the Rear
- Detached

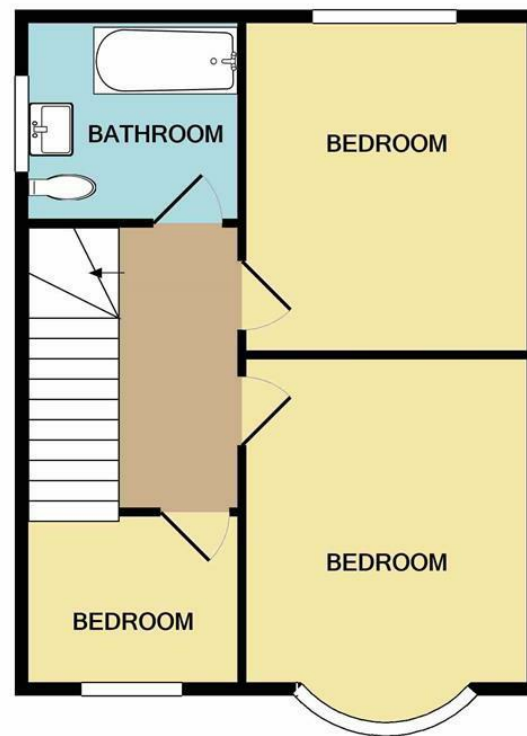


| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             | 70      | 76                         |
| England & Wales                             |         | EU Directive<br>2002/91/EC |
|                                             |         |                            |





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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