



Jordan fishwick

5 WEAVERHAM WAY HANDFORTH SK9 3QH
Guide Price £176,000

5 WEAVERHAM WAY HANDFORTH SK9 3QH

CASH BUYERS ONLY. This two double bedroom end of terrace home is in a popular location, just a short stroll from Handforth village and is within convenient reach of the train station with potential to 'put your own twist' on the property, which is sitting on quite a substantial plot. The ground floor accommodation comprises in brief: entrance hallway, attractive dual aspect living room and a good sized fitted kitchen. The first floor accommodation comprises: two double bedrooms and a three piece bathroom suite. To the front of the property there is a large lawned garden area wrapping around to the rear of the property. Internal viewings highly recommended.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Keep to the right of Barclays Bank and continue over the next set of traffic lights into Manchester Road. Continue along Manchester Road into Handforth village and take the first turning into Spath Lane (opposite the Paddock Shopping centre) and turn first right into Henbury Road which in turn leads into Delamere Road. Follow the road around where you will find Weaverham Way on the right hand side.

Entrance Hallway

uPVC double glazed window to front, radiator.

Living Room

17'9 x 10'8

Generous sized living room with feature fire place, uPVC double glazed sliding patio doors leading to the rear garden, uPVC double glazed window to front, radiator.

Kitchen

12'3 x 9'9

Good sized kitchen with a range of base units with matching wall mounted units, ample space for dining table and chairs, four ring gas hob, sink unit, space for

washer, space for fridge freezer, uPVC double glazed window to side, uPVC double glazed door leading to rear garden, radiator.

Landing

uPVC double glazed window to front.

Bedroom One

12'7 x 10'4

Good sized double bedroom with uPVC double glazed window to side, recess ceiling spotlights, radiator.

Bedroom Two

12'7 x 10'7

Further double bedroom with uPVC double glazed window to rear, storage cupboard, loft access, radiator.

Bathroom

Panelled bath, pedestal wash hand basin, low level wc, chrome heated towel rail, uPVC double glazed window to front.

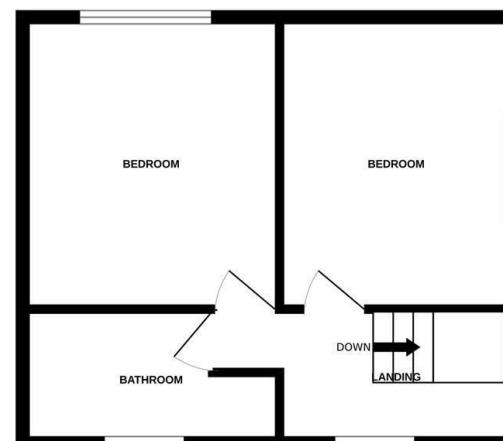
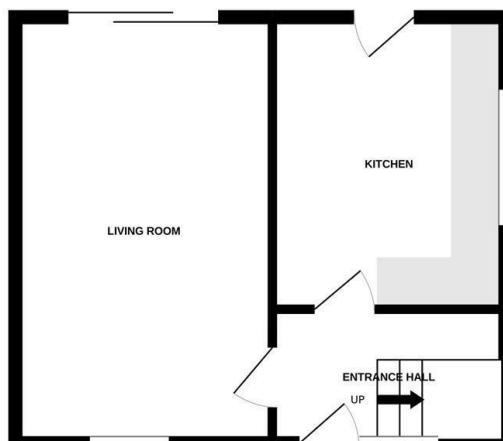
Outside

The property is situated on a substantial plot which is mainly laid to lawn and wraps around from the front to the rear of the property with hedges and timber panelled fencing to the boundaries.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	
(69-80) C	66	
(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	

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk