



*jordan* fishwick

60 Spath Lane, SK9 3RS  
Guide Price £219,950





## Spath Lane Handforth SK9 3RS

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A three bedroom mid terrace property located within Handforth. This property comprises an entrance hallway, lounge with central fire place which divides the dining and living area. There is a well proportioned kitchen with access to the rear garden and additional hallway. The additional hallway leads to a second external front door and some internal storage cupboards. Located on the first floor there are three bedrooms, a shower room and separate w.c. . There is also an airing cupboard which houses the boiler. To the rear of the property, the garden is enclosed being fenced to three sides. The garden is laid to lawn with a paved patio area and a raised decked sitting area. A paved pathway leads to the garden timber shed which provides additional external storage. To the front of the property, there is a paved pathway leading to the front of the property with lawned garden and mature borders.



### Entrance Hallway

UPVC double glazed entrance door leading to the internal entrance hallway. Laminate wood effect flooring. Wall mounted double panelled radiator. Access to the living room. Staircase leading to the first floor.

### Living/Dining Room

18'7 x 12'4 narrowing to 9'3

uPVC double glazed window to front aspect. Sliding uPVC double glazed patio doors leading to the rear garden. Laminate wood effect flooring throughout. Two wall mounted double panel radiators, central fireplace, television aerial point. Access to the kitchen.

### Kitchen

13'8 x 10'3 narrowing to 8'

The kitchen is fitted with a range of white wall, base and drawer units with complementary roll top work surfaces with tiled splashback. Incorporated within the worksurface is a sink bowl and drainer with mixer tap. There is a four ring integrated gas hob with extractor hood over. Integrated Hotpoint undercounter oven. Space for a fridge and freezer. Space for a washing machine. Useful larder cupboard. Understairs storage cupboard. UPVC double glazed window to the rear aspect providing views to the rear garden. UPVC double glazed door leading to the rear garden. Meter cupboard. Wall mounted double panelled radiator. Glazed internal door leading to the second hallway.

### Hallway

UPVC double glazed door from the front aspect. Access to useful storage cupboard.

### First Floor Landing

Access to three bedrooms, shower room, separate WC and the airing cupboard. The airing cupboard provides additional storage and houses a wall mounted gas combination boiler.

### Bedroom One

12'6 x 10'7

UPVC double glazed window to the front aspect. Wall mounted double panelled radiator. Fitted wardrobes providing storage and hanging space. Ceiling light with fan.

### Bedroom Two

11'3 x 12'3

UPVC double glazed window to the front aspect. Wall mounted double panelled radiator.

### Shower Room

Fitted with a two-piece white traditional bathroom suite. Corner shower enclosure with curved shower screen with electric shower over and tiled splashback. White pedestal wash hand basin with tiled splashback. Wall mounted heated chrome towel rail. Part tiled to the walls. UPVC double glazed window to the rear aspect.

### Separate WC

UPVC double glazed window to the rear aspect. Low-level WC with pushbutton flush.

### Bedroom Three

9'5 x 8'

UPVC double glazed window to the rear aspect. Wall mounted double panelled radiator.

### OUTSIDE

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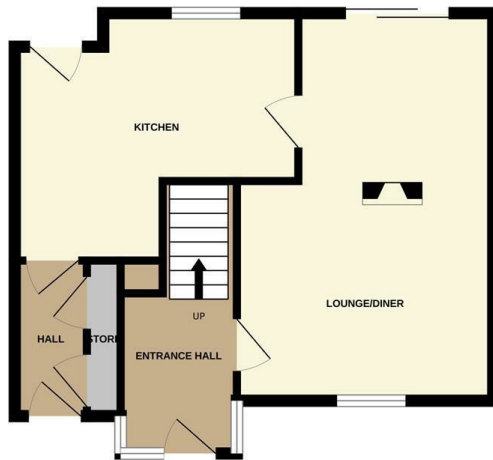
- Mid Terrace
- Three Bedrooms
- Good Size Kitchen
- Enclosed Rear Garden
- Ideal First Time Buy or Buy to let



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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