



*jordan fishwick*

6 St. Georges Way, SK9 3FR  
Price Guide £609,950



## St. Georges Way Handforth SK9 3FR

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Situated within walking distance of Handforth Village is this stunning, spacious and recently extended four bedroom detached property with two ensuites. Located on the newly constructed Fairways development, built by reputable house builder Anwyl Homes the property is sold with a NHBC guarantee and offers spacious accommodation over three floors. The property is within close proximity to a range of local amenities, schools and with Handforth train station nearby offering direct access to Manchester City Centre the area caters for most needs. In brief the accommodation consists to the ground floor of a welcoming entrance hallway with downstairs WC. There is a well proportioned living room looking out on to the communal grounds and local play area for the residents. A stunning open plan and highly sociable kitchen diner and living space is located to the rear with views to the rear garden. The kitchen has been fitted with a matching range of contemporary fitted base and eye level units with complementary granite works surfaces with matching island unit completing this quality and contemporary kitchen. Furthermore, the kitchen boasts a range of quality 'Neff' integrated appliances. Access to the extension is via the kitchen diner which having been recently constructed provides an additional reception room, perfect as a home office or media room/play room. This stunning orangery has an oversized atrium skylight and a set of bifold doors which lead to the garden providing masses of natural light creating a really useable room. To the first floor there are three bedrooms and a family bathroom. One particular bedroom benefiting from a stylish ensuite shower room. A further staircase leads to the second floor and the principal bedroom which is worthy of note being spacious, having ample storage with fitted mirror fronted sliding wardrobes and a second ensuite shower room complete with contemporary fittings.



- Modern Detached Property
- Spacious Accommodation over Three Floors
- Three bathrooms/Ensuites
- Recent Extension / Orangery
- Garage and Driveway for parking
- NHBC guarantee
- Open plan Kitchen diner
- Contemporary fittings
- Neff Appliances



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 93                      |
| (81-91) B                                   | 84      |                         |
| (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 |

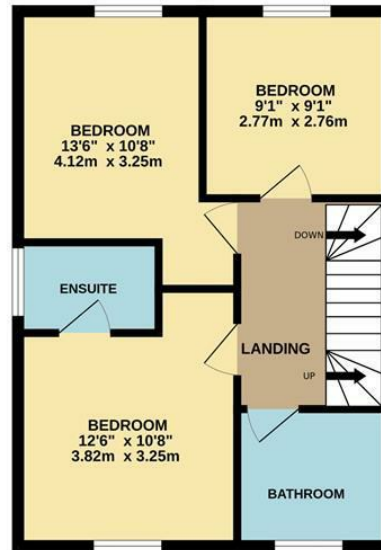
Externally, the property boasts an enclosed and private rear garden which is laid mainly to lawn with a patio. There is a driveway which provides off-road parking for several vehicles, has an external EV charging point for an electric vehicle and leads to the garage which provides additional storage. A fantastic example of a modern home offering spacious and contemporary styling throughout.



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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