



jordan fishwick

16 Cherington Close, SK9 3AS
Guide Price £699,950



Cherington Close Handforth SK9 3AS

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This beautifully presented FOUR double bedroom detached property is situated in a cul-de-sac position in one of Handforth's most sought after areas. The present owners have given careful consideration to its detail as to provide a perfect balance for the new owners. Enjoying many characteristics such as an elegant and contemporary kitchen/diner with a view over the picturesque rear garden. The accommodation comprises in brief: Entrance Porch, Entrance Hallway, Spacious Living room, Stunning Kitchen/Diner, Conservatory with French doors leading to the beautiful rear garden, gym/office, Utility room with downstairs WC and storage cupboard, garage. The first floor comprises: Landing, Double bedroom with en-suite, three further double bedrooms and a family bathroom. Externally you will find a beautiful front garden accompanied by a driveway with parking for two vehicles. To the rear of the property there is a stunning garden with a beautiful water feature and a patio area ideal for entertaining with timber panelled fencing and hedges to the boundaries. Viewings essential to fully appreciate.

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 at the next set of traffic lights continue into Manchester Road over the Bollin Valley roundabout and continue into Handforth village. At the traffic lights, opposite the Indian restaurant, turn right into Station Road and bear left into Hall Road and first right into Woodlands Road, and first left again into Hill Drive, and left again into Cherington Close.

Entrance Hallway

Entrance to storage cupboard, stairs leading to first floor, radiator.

Living Room

17'9 x 11'7

Spacious living room with uPVC double glazed window to front, mounted wall lights.

Kitchen/Diner

26' x 10'

Stunning kitchen/diner with a range of base units with work surfaces over incorporating, one and a half bowl resin sink with drainer, five ring gas hob with extractor hood over, integrated oven, integrated microwave, space for American style fridge freezer, uPVC double glazed window to rear, ample space for dining table and chairs, french doors leading to conservatory, radiator.

Conservatory

16' x 12'5

Good sized conservatory with uPVC double glazed windows, french doors leading to rear garden, radiator.

Gym/Office

12'5 x 11'8

Further downstairs room which can be used as a home gym or office with french doors leading to the rear garden, uPVC double glazed window to side, radiator.

Utility Room

9'9 x 7'4

Range of base units with matching wall mounted units, space for washer and dryer, stainless steel sink unit, door leading to garage and downstairs wc.

Downstairs WC

Low level wc, uPVC double glazed window to side, door leading to storage cupboard housing the boiler.

Garage

16'0 x 9'9

Landing

Loft access, uPVC double glazed window to rear, mounted wall lights, radiator, stairs leading to ground floor.

Bedroom One

15'7 x 9'9

Spacious double bedroom with uPVC double glazed window to front, opening to en-suite.

En-suite

Low level wc, wash hand basin, uPVC double glazed window to rear, storage shelves, heated towel rail.

Bedroom Two

14'8 x 11'7

Good sized double bedroom with two uPVC double glazed windows to front, radiator.

Bedroom Three

11'8 x 10'7

Further double bedroom with uPVC double glazed window to front, radiator.

Bedroom Four

11'5 x 10'1

Double bedroom with uPVC double glazed window to rear and radiator.

Bathroom

Walk-in shower, low level wc, wash hand basin, two uPVC double glazed windows to rear, chrome heated towel rail.


Outside

To the front of the property is well maintained garden with a driveway suitable for multiple vehicles. To the rear of the property is a beautiful garden which is mainly paved with stunning water feature and timber panelled fencing and hedges to boundaries.



- CUL-DE-SAC POSITION
- FOUR DOUBLE BEDROOMS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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