



jordan fishwick

1 Sagars Road, SK9 3EE
Guide Price £269,950

Sagars Road Handforth SK9 3EE

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Attention Landlords, a buy to let opportunity with a tenant in situ. This wonderful Period three bedroom, two bathroom home must be viewed internally to appreciate the stunning accommodation on offer. The property has been refurbished throughout in a contemporary style which is sure to entice the discerning purchaser. The accommodation comprises in brief: Entrance hallway with modern fitted workstation and a hatch providing access to the cellar chamber, open plan living room and beautiful refitted kitchen with integrated appliances. The first floor comprises: master bedroom with wet room style en-suite, second double bedroom, third bedroom with modern fitted wardrobes and contrasting built in cabin style bed and a refitted family bathroom suite. The property is situated ideally for access to central Handforth village and train station alike. Internal viewings essential.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and continue through the next set of traffic lights onto Manchester Road. Proceed along Manchester Road and upon reaching Handforth village continue straight over the traffic lights and take the first turning into Sagars Road.

Entrance Hallway

Attractive entrance hall with contemporary fitted work station and drawer and all units making the most of the available space. Hatch providing access to cellar chamber and stairs to first floor.

Open Plan Living Room/Dining Room

21'3" max x 13'9" max

Living Room Area

15'1" x 13'9"

UPVC double glazed window to front, television aerial point, contemporary radiators, recessed spotlights, granite breakfast bar provides dining area linking to the kitchen.

Kitchen Area

10'8" x 6'1"

Beautiful refitted contemporary kitchen with a range of base and wall units with granite work surfaces over incorporating single sink unit and mixer tap, four ring gas hob with extractor hood over, brand new integrated oven, cupboard housing combi style gas central heating boiler, fitted microwave, tiled flooring, integrated fridge and freezer, wall mounted thermostat, brand new integrated slimline dishwasher, built in washing machine.

Stairs/Landing

Spotlights and radiator.

Bedroom One

16'1" x 9'1"

UPVC double glazed window to front, radiator, television aerial point, ceiling hatch to roof void.

En-Suite

Wet room style shower room with fitted modern shower, fitted wash hand basin, low level wc, ladder style heated towel rail, mosaic style tiled floor and splashbacks, frosted uPVC double glazed window to side, spotlights

Bedroom Two

13'0" x 8'8"

Another well proportioned room with uPVC double glazed window to front, spotlights, television aerial point, radiator.

Bedroom Three

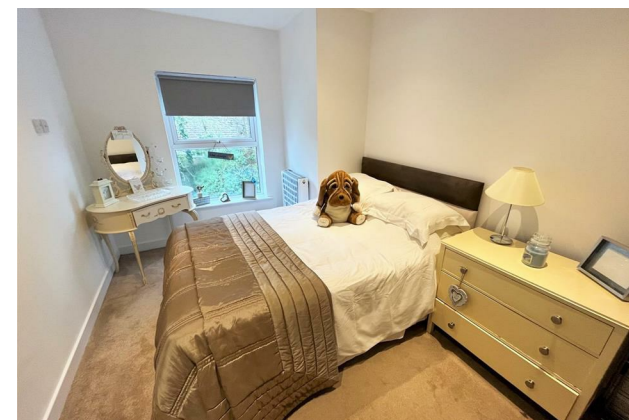
8'10" x 6'11" max

UPVC double glazed window to front, fitted modern wardrobes, radiator, cabin style bed with fitted drawer unit and storage space underneath.

Bathroom

A beautifully refitted bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc, ladder style heated towel rail, Velux style window to rear, spotlights, attractive tiled splashbacks and floor.

Cellar Chamber

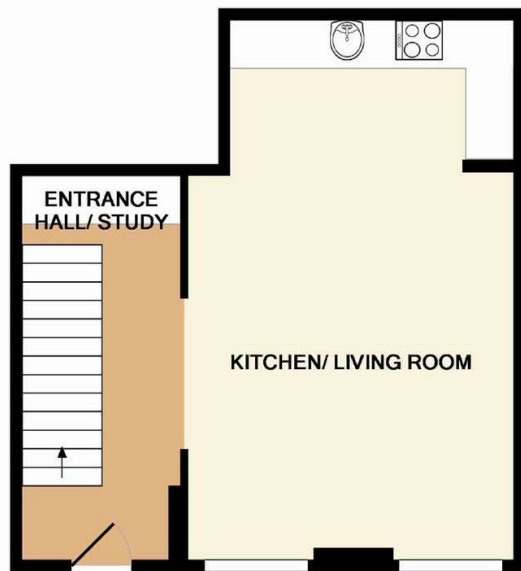


- Buy to let Opportunity
- Period Property
- Three Bedrooms
- Stunning Interior
- Refurbished Accommodation
- Ideally Situated to central Handforth
- Close to Handforth station
- Off road parking

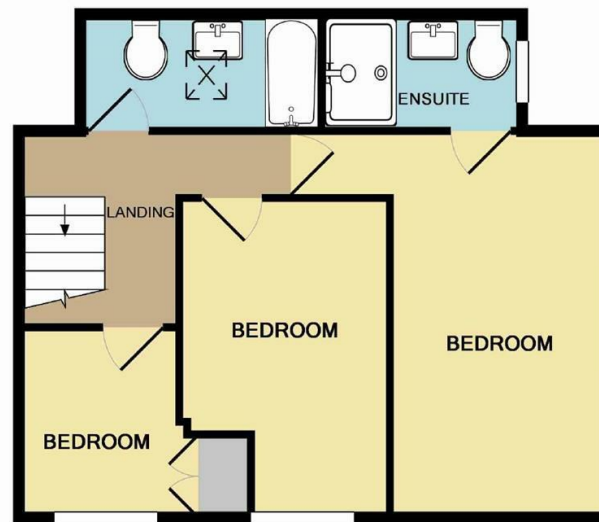


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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