



*jordan fishwick*

99 Meriton Road, SK9 3HD  
Guide Price £449,950



# Meriton Road Handforth SK9 3HD

Guide Price £449,950



This charming three bedroom detached home is set within convenient reach of central Handforth village, excellent schools and train station. The property has a fabulous and delightful Southerly facing garden to the rear, with the potential for extending (subject to relevant planning permissions). The ground floor accommodation comprises: Entrance hallway, living room, dining room and a modern galley kitchen. The first floor accommodation comprises: three bedrooms and a modern white bathroom suite. To the front of the property there is a driveway providing off road parking and to the rear there is a single detached garage.



## **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. Continue over the Bollin Valley roundabout and proceed into Handforth village. At the traffic lights (opposite the Indian restaurant), proceed along Wilmslow Road, and take the third turning on the left into Meriton Road.

## **Entrance Hallway**

### **Living Room**

12'3" x 11'3"

Raised fire recess, radiator, ceiling coving, wall light points, uPVC double glazed sliding door to rear garden.

### **Dining Room**

13'2" max to window 10'6"

uPVC double glazed bay window to front, wood laminate floor, radiator and ceiling coving.

### **Kitchen**

17'8" x 7'0"

Fitted with a range of base and wall units with roll top work surfaces over incorporating one and a half bowl sink unit, five ring gas hob with fitted extractor hood over, fitted oven, integral dishwasher and tumble dryer, integrated washing machine, integrated fridge and freezer, tiled floor and walls, uPVC double glazed window to rear.

### **First Floor Landing**

uPVC double glazed window to side and ceiling hatch to roof void.

### **Bedroom One**

12'4" x 10'4"

uPVC double glazed window overlooking the attractive rear garden, picture rail and radiator.

### **Bedroom Two**

13'5" x 10'7"

uPVC double glazed window to front, fitted wardrobes and radiator.

### **Bedroom Three**

7'6" x 6'5"

uPVC double glazed window to front and radiator.

### **Bathroom**

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, tiled splashback, slate tiled floor and heated towel rail.

### **Detached Garage**

With up and over door.


### **Garden**

To the front of the property is a driveway providing off road parking, whilst to the rear there is a good sized garden which is southerly facing and mainly laid to lawn with a patio and hedged and fenced boundaries.



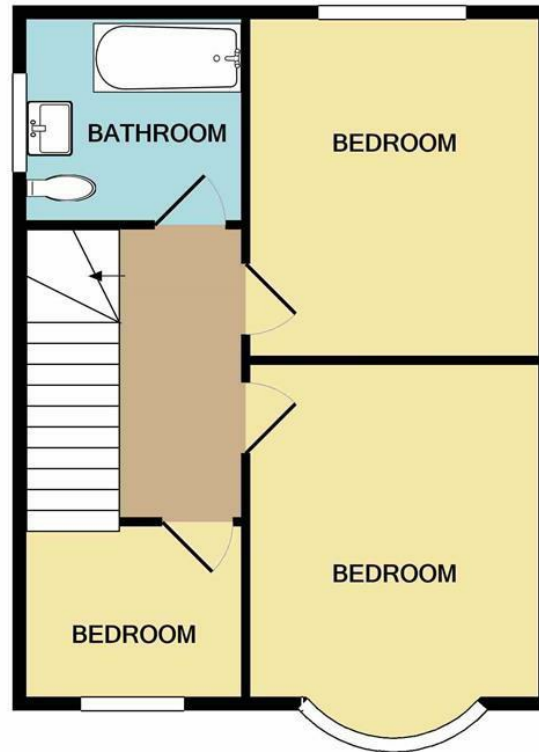
- Three Bedroom Extended Property
- Southerly Facing rear garden
- Close to Handforth Village
- Local Schools
- Gated Driveway
- Off Road Parking
- Garage to the Rear
- Detached



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



GROUND FLOOR



1ST FLOOR

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



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](mailto:wilmslow@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)