



jordan fishwick

4 Spinney Close, SK9 3DT
Guide Price £214,950

Spinney Close Handforth SK9 3DT

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A three bedroom mid terrace property located within Handforth. This property comprises an entrance hallway, lounge with central fireplace 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 laid to lawn with a paved patio area. A paved pathway leads to the garden timber shed which provides additional external storage and is enclosed by timber panelled fencing and hedges. To the front of the property, there is a paved pathway leading to the front of the property with lawned garden and mature borders.



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 second turning into Sagars Road, continue down Sagars Road and Spinney Close will be found on the left hand side.

Entrance Hallway

Stairs leading to first floor, windows to front and side.

Living Room

18'3 x 12'1 max

Spacious living room with double glazed window to front and rear, central feature fireplace separating living and dining room, two radiators.

Kitchen

10'6 x 7'5

Kitchen with base and wall mounted units, stainless steel bowl sink unit, space for washer/dryer, storage cupboard, uPVC double glazed window to rear, space for fridge freezer, integrated oven, four ring induction hob, access to utility room, radiator.

Hallway/Utility Room

13'7 x 7'5

Space for washer or dryer, door leading to rear garden, door leading to second front door, storage cupboards.

Landing

Loft access, cupboard housing the boiler.

Bedroom One

12'1 x 10'6

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

Bedroom Two

12'1 x 10'6 max

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

Bedroom Three

10'6 x 7'5

Good sized bedroom with uPVC double glazed window to rear, radiator.

Bathroom

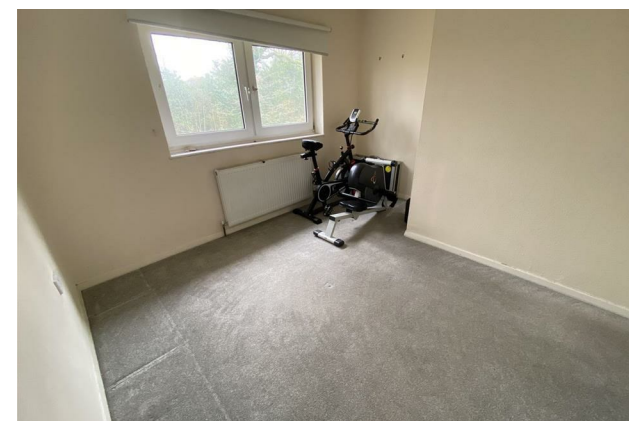
Panelled bath with overhead shower attachment, pedestal wash hand basin, uPVC double glazed frosted window to rear.

Separate WC

Low level wc.


Outside

Low maintenance rear garden which is mainly laid to lawn with paved patio area with timber panelled fencing and hedges to the boundaries. To the front of the property is a garden which is laid to lawn with a paved pathway.



- Mid Terrace Property
- Three Bedrooms
- Easy Access to local amenities
- Stone's throw from countryside walks
- Lawned rear garden
- Ideal first time buy
- On Road Parking
- No Onward Chain



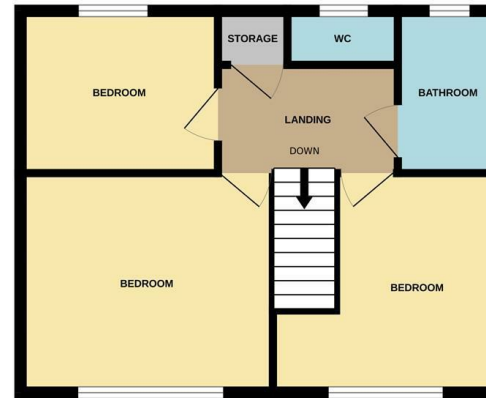
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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