



Jordan fishwick

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

Meriton Road Handforth SK9 3HD

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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.



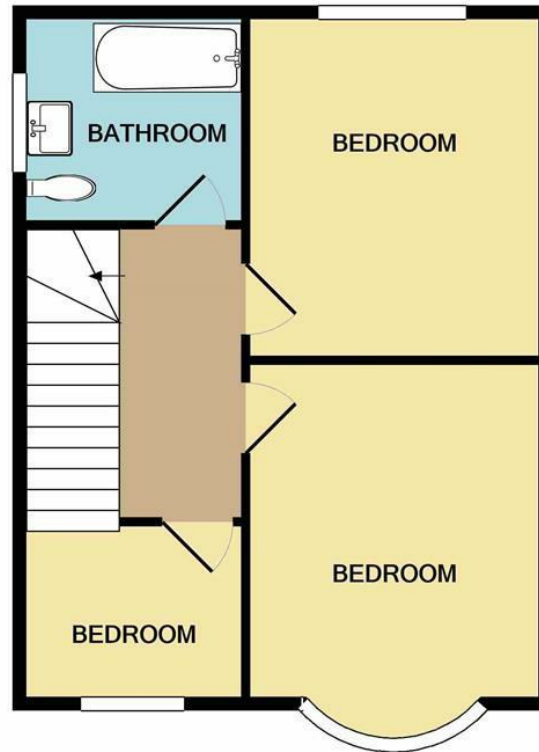
- Three Bedroom Extended Property
- Southerly Facing rear garden
- Close to Handforth Village
- Local Schools
- Gated Driveway
- Off Road Parking
- Garage to the Rear
- Detached



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



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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