



*jordan fishwick*

22 Delamere Road, SK9 3QA  
Guide Price £174,950

## Delamere Road Handforth SK9 3QA

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Immaculate first floor two double bedroom apartment with balcony located within walking distance of Handforth village. The property has undergone extensive internal refurbishment being presented to a high standard and offering generous and well proportioned accommodation throughout. The apartment is located on the first floor being accessed via a communal hallway and staircase. The property has front, side and rear aspect views. Internally the property comprises an entrance hallway, useful storage cupboard, large living room with access to a balcony which is large enough for a sitting area. There is a modern fitted kitchen with ample space for a table and chair set or breakfast bar. There is a further inner hallway which provides access to two well proportioned double bedrooms and a modern shower room. Externally there are communal gardens, bin store and ample space for parking on the road.

### **Entrance Hallway**

UPVC double glazed composite front door leading to the internal entrance hallway. Access to the living room, kitchen diner, and a useful storage cupboard.

### **Living Room**

15'9" x 11'6"

A generously proportioned living space which has been neutrally decorated throughout. UPVC double glazed windows to the rear aspect. Wall mounted radiator. Door providing access to the balcony. Internal door leading to the inner hallway.

### **Kitchen**

12'6" x 8'10"

The kitchen is fitted with a modern range of white base units with a complementary black work surface with matching black splashback. Incorporated within the work surface is a stainless steel sink bowl and drainer. There is space for a washing machine and space for a fridge. Wall mounted gas boiler. UPVC double glazed window to the front aspect. Space for dining area and potential breakfast bar.

### **Inner Hallway**

Access to the bedrooms, shower room and useful storage cupboard.

### **Bedroom One**

11'10" x 11'6"

A generously proportioned double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Neutrally decorated throughout

### **Bedroom Two**

12'10" x 8'6"

A further well proportioned double bedroom with UPVC double glazed window to the side aspect. Wall mounted radiator.

### **Shower Room**

Fitted with a traditional and modern three-piece white suite, comprising a low level WC, wash hand basin within a vanity storage unit and a large corner shower enclosure with mains shower fittings. Wall mounted heated towel rail. Wall mounted mirror fronted bathroom cabinet. UPVC double glazed window


### **OUTSIDE**

Communal gardens and on road parking.



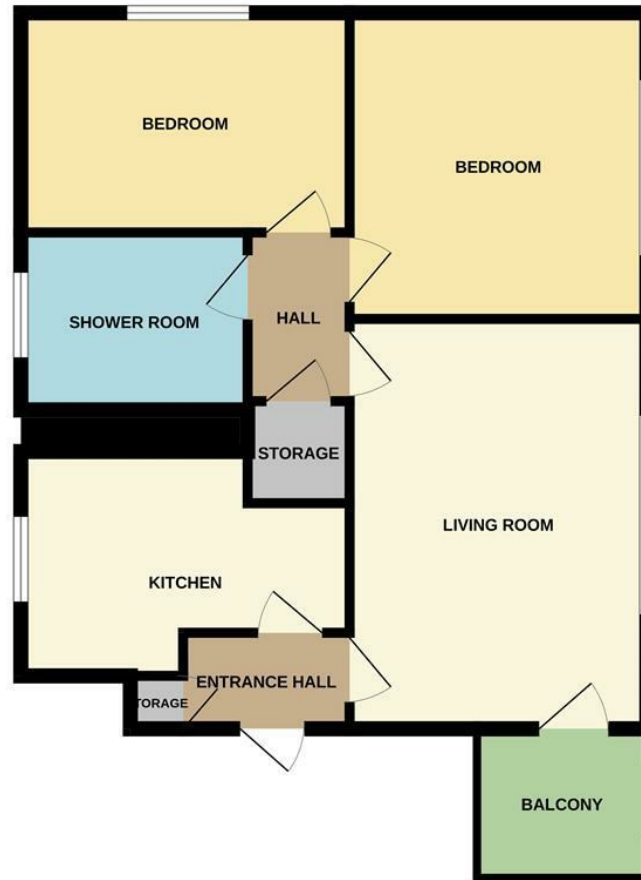
- Apartment with balcony
- First Floor
- Two double bedrooms
- Convenient location
- Refurbished to a high standard
- Large living room
- Modern shower room
- Communal gardens and parking on the road



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>	<b>75</b>	<b>77</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 	



APARTMENT



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

www.jordanfishwick.co.uk