



**Jordan fishwick**

6 ULLSWATER ROAD HANDFORTH SK9 3NQ  
Guide Price £339,950

## 6 ULLSWATER ROAD HANDFORTH SK9 3NQ

**NO CHAIN. IN NEED OF IMPROVEMENT.** For those looking to put their own stamp on a property then this offers that opportunity. This attractive looking traditional three bedroom semi detached, bay fronted property is situated within an extremely popular location, central Handforth, the train station and local schools are all within convenient reach. The accommodation comprises in brief: entrance porch, entrance hallway, bay fronted living room with sliding doors opening to the dining room. There is a lean-to off the back of the dining room, overlooking the rear garden. The breakfast kitchen has access to the integral garage and side aspect. The first floor accommodation comprises: two double bedrooms, a further good sized bedroom and a shower room. To the front there is a driveway which provides off road parking and leads to the single integral garage. To the rear there is a well tended garden which is mainly laid to lawn with hedge borders and timber fencing to the boundaries. Viewings essential to fully appreciate.

### Entrance Porch

### Entrance Hallway

Stairs to first floor, understairs storage, radiator.

### Living Room

17'3 into bay x 10'7

Bay fronted living room with uPVC double glazed window to front, wall mounted lights, sliding doors leading to dining room, radiator.

### Dining Room

10'5 x 7'9

Ample space for dining table and chairs, sliding doors leading to the lean-to, opening to kitchen.

### Kitchen

14'9 x 7'8

Kitchen with a range of base units with roll top work surfaces over incorporating stainless steel sink and drainer, space for cooker, space for washer or dryer, two double glazed windows to rear, door leading to side access, recessed ceiling spotlights, door leading to integral garage.

### Lean to

Glass to all sides, door leading to rear garden.

### Landing

Loft access.

### Bedroom One

14'6 into bay x 9'8

Good sized bay fronted double bedroom with double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two

11'9 x 9'3

Double bedroom with double glazed window to rear, radiator.

### Bedroom Three

7'5 x 5'5

Good sized bedroom with double glazed window to front, radiator.

### Bathroom

Bathroom with walk in shower, low level wc, bidet, wall mounted wash hand basin with vanity unit under, uPVC double glazed frosted window to rear, recessed ceiling spotlights, radiator, cupboard housing the boiler.

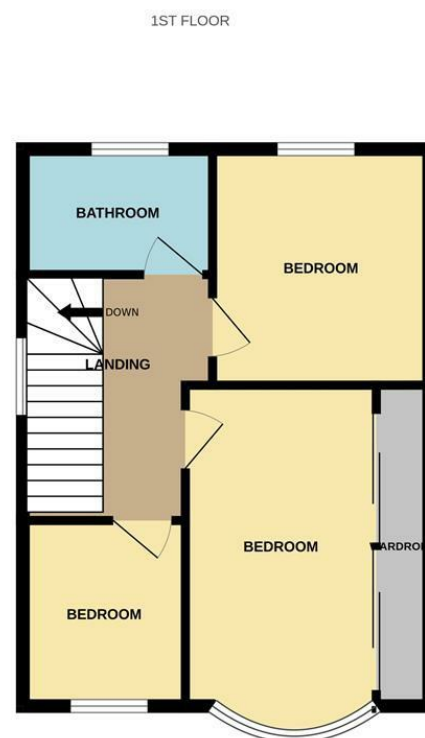
### Garage

16'3 x 8'

Integral garage with electrics.

### Outside

Externally the property benefits from a driveway with off road parking for two vehicles which also leads to the garage. To the rear is a garden which is mainly laid to lawn with timber panelled fencing and hedges to the boundaries.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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	