



jordan fishwick

8 Dean Road, SK9 3AF
Guide Price £775,000

Dean Road Handforth SK9 3AF

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Jordan Fishwick are pleased to offer to the market this superb and unique Victorian double fronted semi detached property with spacious accommodation spanning three floors. Situated in a central location within Handforth and offering access to the local train station, Handforth Dean and Wilmslow town centre a short drive way. The substantial and stylish period residence retains a multitude of original features and has character throughout. The property boasts several period features which include fireplaces, sash windows with internal shutters, ornate cornice and deep skirting boards whilst benefiting from modern improvement such as double glazing, gas central heating and an ensuite shower room. The property in brief comprises a welcoming entrance hallway which leads to the ground floor accommodation. There is a sweeping spindled staircase leading to the first floor, a large living room, private study and large open plan kitchen diner with beautifully appointed kitchen with central island/ breakfast bar. To the first floor, there are three generously proportioned double bedrooms with the principal bedroom benefiting from a luxurious ensuite shower room. The family bathroom is more than spacious and benefits from a four-piece stylish bathroom suite, featuring a standalone roll top traditional bath. Externally, there is a blocked paved driveway, providing off-road parking for several vehicles and is accessed by a secure sliding electric gate. There is side access to the private and mature south facing garden which has a private outlook and is laid to lawn with a landscaped patio. Uniquely this property gets to enjoy the decorative and principle frontage from the rear garden making for the most pleasant of gardens.

Entrance Hallway

Welcoming and traditional hallway with character. Traditional and original entrance door providing access to the internal entrance hallway. Access to the ground floor accommodation. Access to the cellar chambers/ basement. Sweeping staircase with spindled balustrade leading to the first floor accommodation. Original style decorative panelling detail below the dado level. Decorative ceiling cornice. Traditional vintage style column radiator. Beautiful oak wood flooring in a herringbone style leads throughout and continues into the kitchen diner.

Living Room

18'6 x 16'8

A generously proportioned and spacious living room with high ceiling with double glazed sash windows to the side and rear aspect both with traditional window shutters. Two wall mounted vintage style column radiators. Decorative ceiling cornice. Recessed ceiling lighting. Central pendant light. The focal point of the room being the feature living flame cast-iron gas fireplace with decorative surround, mantle and granite hearth. TV point. Access to a study.

Study

9'9 x 7'

Practical and private home office with double glazed sash windows to the side aspect. Radiator. Exposed varnished and stripped original wooden floorboards.

Dining Area

15'3 x 14'5

A further generous bay fronted reception room which leads through to and is open plan with the kitchen, creating a sociable and stylish open plan family dining kitchen space. Double glazed sash windows to the rear aspect with window shutters. On trend oak herringbone floor throughout tying the kitchen diner together. Decorative ceiling cornice. Recessed ceiling lighting. A further feature living flame gas fireplace with decorative stone surround, mantle with granite hearth. Picture rail. Ample space for dining room table and chair set and additional furniture.

Kitchen Diner

13'2 x 13'2

The kitchen is fitted with a range quality matching grey wall, base, and drawer units with complementary black granite work surfaces with matching splashback. There is a matching central island unit with black granite work surface which extends over the base unit to form a larger food preparation surface whilst doubling up as a breakfast bar area. The kitchen is fitted with several integrated appliances which include a large fridge, large range oven with 'Neff' extractor hood over and an integrated dishwasher. Original style pantry cupboard. Vintage column radiator. Double glazed window to the rear aspect with fitted plantation shutters. Access to the rear hallway.

Rear Hall

External double glazed door with access to the rear courtyard and secure parking area. Glazed window to the side aspect. Traditional radiator. Oak herringbone style flooring. Alarm control panel. Recess ceiling lighting. Access to the downstairs WC.

W.C

Fitted with a traditional two-piece, modern white suite comprising a low-level WC and wash hand basin. Double glazed window to the side aspect. Recessed ceiling lighting.

Basement

The basement comprises of a number of large cellar chambers. The chambers provide a mixture of uses from storage, utility area, boiler room and workshop. There is a floor mounted Worcester gas boiler. Electric meter. UPVC double glazed window providing a source of natural light. UPVC double glazed external door providing access to the rear courtyard (accessed via external steps). Lighting and power. Wall mounted radiator.

Landing

Access to the first floor accommodation. Decorative ceiling cornice. Double glazed arched window providing a source of natural light and views to the rear garden. The window is fitted with bespoke plantation shutters.

Bedroom One

18'7 x 16'9

A large double bedroom with double glazed sash windows to both the rear and side aspect. Wall mounted radiator. Decorative ceiling cornice. Recessed ceiling lighting. Feature original style open fireplace. Access to ensuite shower room.

Ensuite

A modern fitted shower room with three-piece white suite comprising a low-level WC with pushbutton flush, wall mounted wash hand basin with splashback and a large walk-in shower area with glazed shower screen, fully tiled splashback and mains shower fittings. Wall mounted heated towel rail. Double glazed window to the rear aspect. Ceramic tiled flooring. Loft access.

Bedroom Two

15'3 x 11'3

A further well-proportioned double bedroom with double glazed window to the rear aspect. Wall mounted radiator. Decorative ceiling cornice. Recessed ceiling lighting. Two original style storage cupboards. Feature original style open fireplace.

Bedroom Three

13'2 x 10'9

A further well-proportioned double bedroom with double glazed window to the front aspect. Wall mounted radiator. Exposed stripped and varnished original floorboards. Feature open original style fireplace. Original style cupboard. Decorative ceiling cornice. Loft access.

Bathroom

11'10 x 9'8

A large and beautifully appointed family bathroom comprising a stylish and traditional four piece bathroom suite, which comprises a low-level WC, wall mounted curved wash hand basin with splashback and mirror over. There is a standalone roll top bath and large separate walk-in shower area with glazed shower screen and fully tiled splashback and mains shower fittings. Tiling to the floor and a wall mounted towel rail.

Outside

To the rear of the property there is a well maintained lawned garden with enclosed perimeter and a landscaped patio area. The mature south facing garden has a private outlook and a covered pergola for outdoor seating. This beautiful setting enjoys the character of this fine traditional period home as uniquely the decorative façade/ frontage and primary access is to the rear. Day to day access is off Dean Road via the sliding electric gates giving access to the block paved driveway to the front and a small private courtyard which leads via steps to the internal inner hall. There is side gated access leading to the rear garden and principle access.



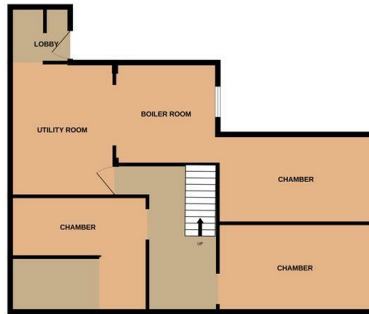
- Victorian Residence
- Spacious accommodation
- Stylish and full of Character
- Kitchen Diner
- Stunning Fireplaces
- South facing garden
- Secure gated off road parking
- Large basement/Cellar



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



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