



## APARTMENT 8 SPATH LANE HANDFORTH SK9 3BD

A light and airy TWO DOUBLE BEDROOM first floor apartment forming part of a beautifully converted church. Situated just a short walk away from all of Handforth's local amenities and local schools this property is ideal for FIRST TIME BUYERS OR INVESTMENT LANDLORDS. In brief the property comprises: private entrance hall, open plan kitchen/living/dining room, two double bedrooms, shower room, an off-road parking space and well maintained communal areas. Viewings of this property are essential.

### DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights continue over the lights and proceed over the Bollin Valley roundabout. Continue into Handforth, past the Paddock Shopping Centre and the property will be seen on the right hand side, identified by our For Sale board.

### Communal Entrance

### Private Entrance Hallway

Storage cupboard upon entrance, double glazed paned window to side elevation with recessed spotlights.

### Kitchen/Dining/Living Area

9,24 x 28,93

### Kitchen/Dining

13'8" x 9'1" Ext to 12'2"

Fitted with a range of base and wall units with work surfaces over incorporating single sink unit and splashback tiles. Integrated oven with four ring electric hob and extractor hood over, recess and plumbing for washing machine, ceiling downlights, two uPVC double glazed paned windows, wood effect laminate flooring and radiator.

### Living Area

13'8" x 12'2" Extending to 15'2"

Double glazed uPVC window to front aspect, wood effect laminate flooring and recessed spotlights.

### Bedroom One

15'2" x 9'1"

Double glazed uPVC windows to side and rear aspect and recessed spotlights.

### Bedroom Two

10'7" x 9'1"

Double glazed uPVC window to rear aspect and recessed spotlights.

### Shower Room

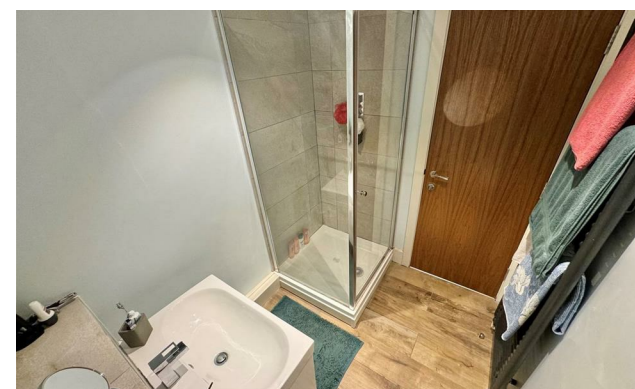
7'06" x 6'00"

Low level wc with concealed cistern and vanity wash hand basin with storage, shower cubicle with tiled walls, wood effect laminate flooring.

### Outside

### Communal Parking

Allocated parking.



TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	