



**jordan fishwick**

22 CONISTON DRIVE HANDFORTH SK9 3NL  
Offers Over £389,950



## 22 CONISTON DRIVE HANDFORTH SK9 3NL

This attractive traditional three bedroom semi detached home is situated within an extremely popular location. Central Handforth village, the train station and local schools are all within convenient reach. The accommodation comprises in brief: entrance porch, entrance hallway, bay fronted living room which opens through to sitting room, conservatory and a good size kitchen to the ground floor. The first floor accommodation comprises: three attractive bedrooms, wet room style 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 and is enclosed via timber fenced boundaries.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Popular location
- Wet room style shower room
- Garage & gardens
- Attractive semi detached property
- Three bedrooms
- Conservatory
- Off Road parking
- Downstairs WC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	