



jordan fishwick

54 Sagars Road, SK9 3EE
Guide Price £449,950

Sagars Road Handforth SK9 3EE

Guide Price £449,950




Located within a short walk of Handforth village this traditional 1930s three bedroom bay fronted detached property offers excellent accommodation throughout having a beautiful open plan kitchen diner and living room with wood burning stove spanning the rear aspect. The property is a short walk away from Handforth and a drive away from Wilmslow centre which both offer a wide range of amenities, which include a number of local shopping facilities, bars, restaurants. Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area. Internally the property comprises a large entrance porch which leads to the internal entrance hallway. There is a separate reception room to the front and a large open plan and sociable, living space to the rear of the property which consists of a kitchen diner and living room with feature wood burning stove and central Island/ Breakfast bar with a matching and stunning fitted Kitchen. There is access to a utility room and downstairs WC and access to the integral garage. To the first floor there are three bedrooms and a modern family bathroom. Externally the garden is laid to lawn with a hedged boundary and storage shed. To the front of the property there is a further lawn garden and a driveway which provides off-road parking. The property also benefits from having planning permission for a first and second floor side extension.



- 1930's Detached
- Three bedrooms
- Open Plan Living and Kitchen
- Stunning Kitchen
- Off road Parking
- Integral Garage
- Planning Permission for extension
- Handforth Village Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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