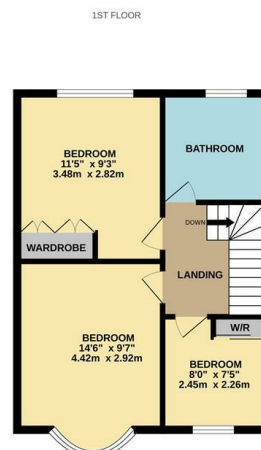




2 ULLSWATER ROAD HANDFORTH SK9 3NQ

A fantastic opportunity to purchase a three bedroom detached property located on the Lakes Estate within Handforth. The property occupies a generously sized plot providing the opportunity, subject to planning and building regulations, to extend further and create a larger family home. The property in brief comprises: a generously sized porch providing access to the internal entrance hallway. There is a useful downstairs WC. A large through lounge dining area with oak laminate flooring running throughout. The living room benefits from a feature fireplace, additionally there are a set of UPVC double glazed French doors which lead through to the conservatory and a large opening to the kitchen. The spacious kitchen is fully fitted with a matching range of modern grey kitchen units with complementary work surfaces. There is an integrated four ring gas hob and under counter double oven and grill and an integrated microwave oven and space for fridge freezer and washing machine. A further double glazed door provides access to the side conservatory which is currently used as a utility space. An internal door from the kitchen leads to the integral garage which provides that all important internal extra storage. To the first floor there are two well proportioned double bedrooms with the principal bedroom benefiting from fitted wardrobes. The third bedroom has ample space for a single bed and wardrobes with a built-in storage cupboard over the bulkhead of the stairs. Externally as mentioned the property benefits from having a generously proportioned plot with a large rear garden which is enclosed to the perimeter, laid mainly to lawn with a patio area. There is a timber shed for additional storage. To the front of the property there is a blocked paved driveway providing off parking for multiple vehicles and a mature hedgerow creating privacy and a well manicured lawn garden.



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



- Detached Property
- Three Bedrooms
- Large open plan living room
- Modern kitchen
- Integral garage
- Large bathroom
- Large garden plot
- Off road parking and garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	81
EU Directive 2002/91/EC			

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