



jordan fishwick

17 School Road, Handforth, SK9 3EZ
Guide Price £299,950

School Road Wilmslow SK9 3EZ

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NO CHAIN. Located within the heart of Handforth Village. Handforth village offers a number of local shopping facilities restaurants and train station. Wilmslow is a short drive away offering additional amenities with Wilmslow train station offering a direct service to London Euston and Manchester City centre. The property is well placed for easy access to the A34 and the M56 for commuters with Manchester Airport being less than 20 minutes away. The area also offers a wide choice of private and local state schools. This two bedroom semi detached property comprises a hallway, lounge with feature open fireplace, kitchen diner to the rear with uPVC double glazed French patio doors which lead to the rear garden. The modern kitchen has an integrated fridge and freezer, oven and gas hob. There is space for a washing machine and small tumble dryer. The understairs storage cupboard houses the gas boiler and a Mega flow tank (pressurised water tank). Located on the first floor there are two bedrooms, the main bedroom is large with two uPVC double glazed windows to the front aspect. The family bathroom is fitted with a four piece white bathroom suite which comprises a large Jacuzzi bath and a separate shower enclosure. Externally there is a generously proportioned rear garden with raised decked area and lawn with a mature outlook. To the front of the property there is a driveway offering off road parking.



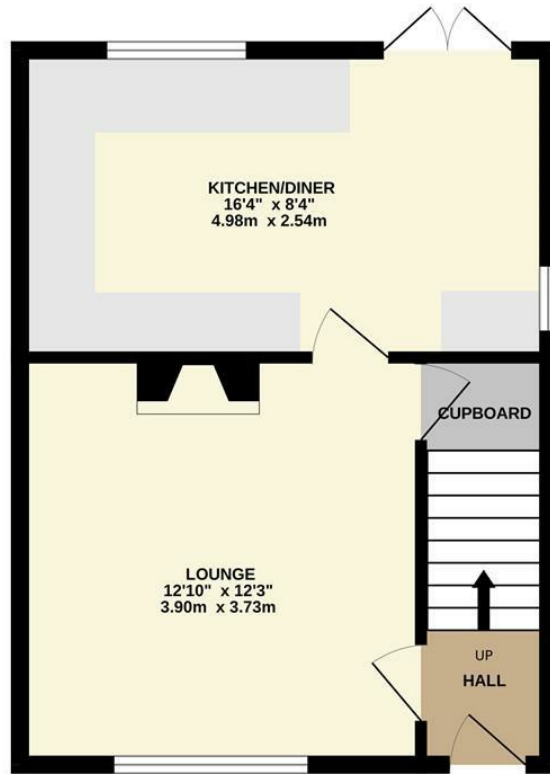
- Handforth Village Location
- No Chain
- Semi
- Two Bedrooms
- Jacuzzi bath and separate shower
- Well proportioned Garden
- Off Road parking
- Kitchen diner



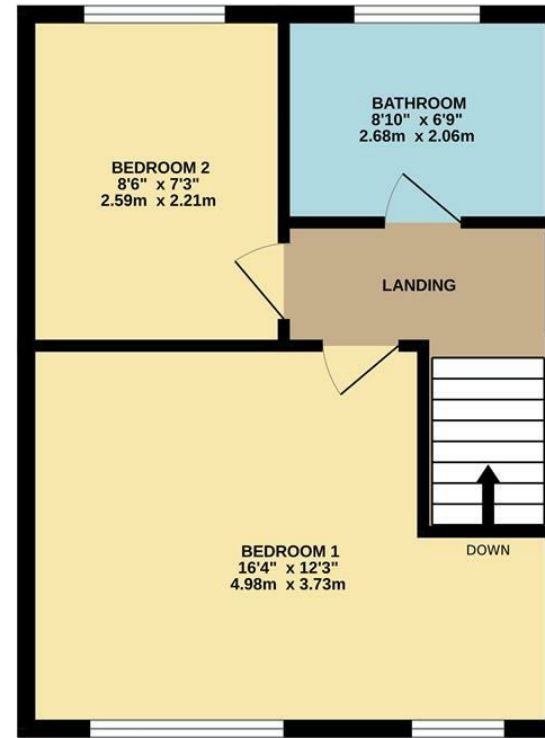
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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