



**GASCOIGNE
HALMAN**

49 WOODLANDS ROAD, HANDFORTH SK9 3AU

THE AREAS LEADING ESTATE AGENT



49 WOODLANDS ROAD, HANDFORTH SK9 3AU

£539,950

A well-presented detached bungalow occupying a generous plot with two double bedrooms, stylish shower room, two reception rooms and beautifully landscaped gardens. Ample off-road parking and garage and situated on a highly desirable road close to Handforth village and local amenities.



- Well-Presented Detached Bungalow
- Large Attractive Mature Plot
- Generous Room Proportions
- Two Double Bedrooms
- Two Reception Rooms And Conservatory
- Stylish Refitted Shower Room
- Extensive Off-Road Parking And Garage
- Attractive Landscaped Gardens



Woodlands Road is a much sought-after tree lined residential road conveniently located only a short distance to Handforth village, train station and within easy reach of Handforth Dean shopping complex and Manchester airport.

The property itself has been lovingly maintained and enhanced over recent times, boasting well-presented 'light and airy' accommodation complemented by a large, mature plot with attractive gardens to the front and rear.

Internally the property enjoys generous room proportions and comprises; entrance hall which gives access to the WC, 23 ft living room which enjoys pleasant garden views opening to a separate dining room which provides external door access. A refitted modern kitchen gives access to the separate utility room which also has door access to the rear.

In addition there are two generous double bedrooms, both with a range of fitted wardrobes/storage whilst bedroom two also gives direct access through to the rear conservatory. A refitted stylish shower room with modern tiling and underfloor heating serves both bedrooms.

Externally to the front there is a long driveway providing off-road parking for multiple cars and access to the 20ft garage, lawned garden and well-stocked borders, whilst to the rear there is a delightful landscaped private garden, mainly laid to lawn with patio area for Al fresco dining, well stocked and mature flowerbeds, Summerhouse, garden shed and fenced boundaries.

The property is sold with no vendor chain.

LOCATION

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tesco's etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

DIRECTIONS

Sat-Nav: SK9 3AU

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

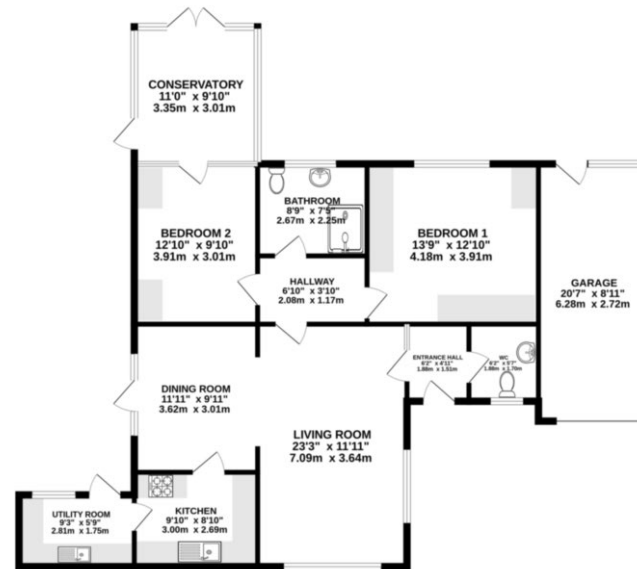
Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

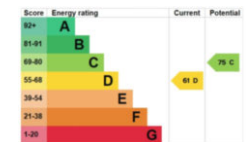
FLOORPLAN & EPC

GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors 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 for any prospective purchaser. The accuracy, appropriateness and application of drawings is not guaranteed. Made with Metaplan 02/05

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