



## Generously proportioned detached bungalow

82 Woodlands Road, Handforth, Wilmslow, Cheshire, SK9 3AU

Freehold



Three bedrooms • Two reception rooms • Two bathrooms • Tandem garage • Extending to 1292 sq ft • Open aspect to the rear • Elevated position

#### Local information

Situated in a convenient and highly desirable location of Handforth, the property is equidistant (0.7 miles) from Handforth Dean and the town centre.

Handforth has an excellent range of restaurants, bistros, pubs and specialist shops which provide for day to day needs and nearby Handforth Dean offers larger shopping facilities including Marks & Spencer, Tesco and Boots.

The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools nearby. Wilmslow High School is 2.7 miles away.

The property is well placed for easy access to the A34 and M56 for commuters to Manchester and the North West commercial centres. Manchester Airport is 4.5 miles away. Handforth train station is 0.6 miles away and offers a 15 minute service to Manchester Piccadilly and Wilmslow train station is 2.4 miles away and offers a 1 hour 51 minute service to London Euston.

#### About this property

This generously proportioned three bedroom detached bungalow sits on an elevated position at the head of the cul-de-sac. Set within a superb plot the property extends over 1292 sq ft and offers versatile living accommodation, beautifully landscaped gardens and further scope to create additional accommodation.

The property is entered via an enclosed porch into a welcoming

entrance hall. Bedroom three is accessed to the right of the hall offering a dual-aspect over the manicured gardens and beyond. To the left of the hall way is a generously proportioned living room with bay window and feature fireplace. A set of double doors lead through to the dining room with an additional set of double doors to access the side patio area. The kitchen is positioned to the front of the property with fitted shaker style units, wood effect worktops and has a comprehensive range of integrated appliances including Bosch gas hob, electric fan oven, dishwasher and fridge. An arched doorway links the kitchen to the utility room.

The principal bedroom lies to the rear of the property and benefits from an en suite shower room with views to the landscaped gardens. The second bedroom is generously proportioned and features fitted furniture and is served by the family bathroom.

Externally the property stands within a generous plot and benefits from a high degree of privacy. The driveway provides extensive off road parking and leads to a tandem garage which extends to the rear of the property. Mature enclosed gardens can be found to the rear of the property and is mainly laid to lawn with established trees and hedging providing a particularly private plot with an open aspect to the rear with woodland to the left.

#### Tenure

Freehold





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Gross internal area (approx) 1,292 sq ft / 120 sq m

Outbuildings Garage gross internal area = 312 sq ft / 29 sq m

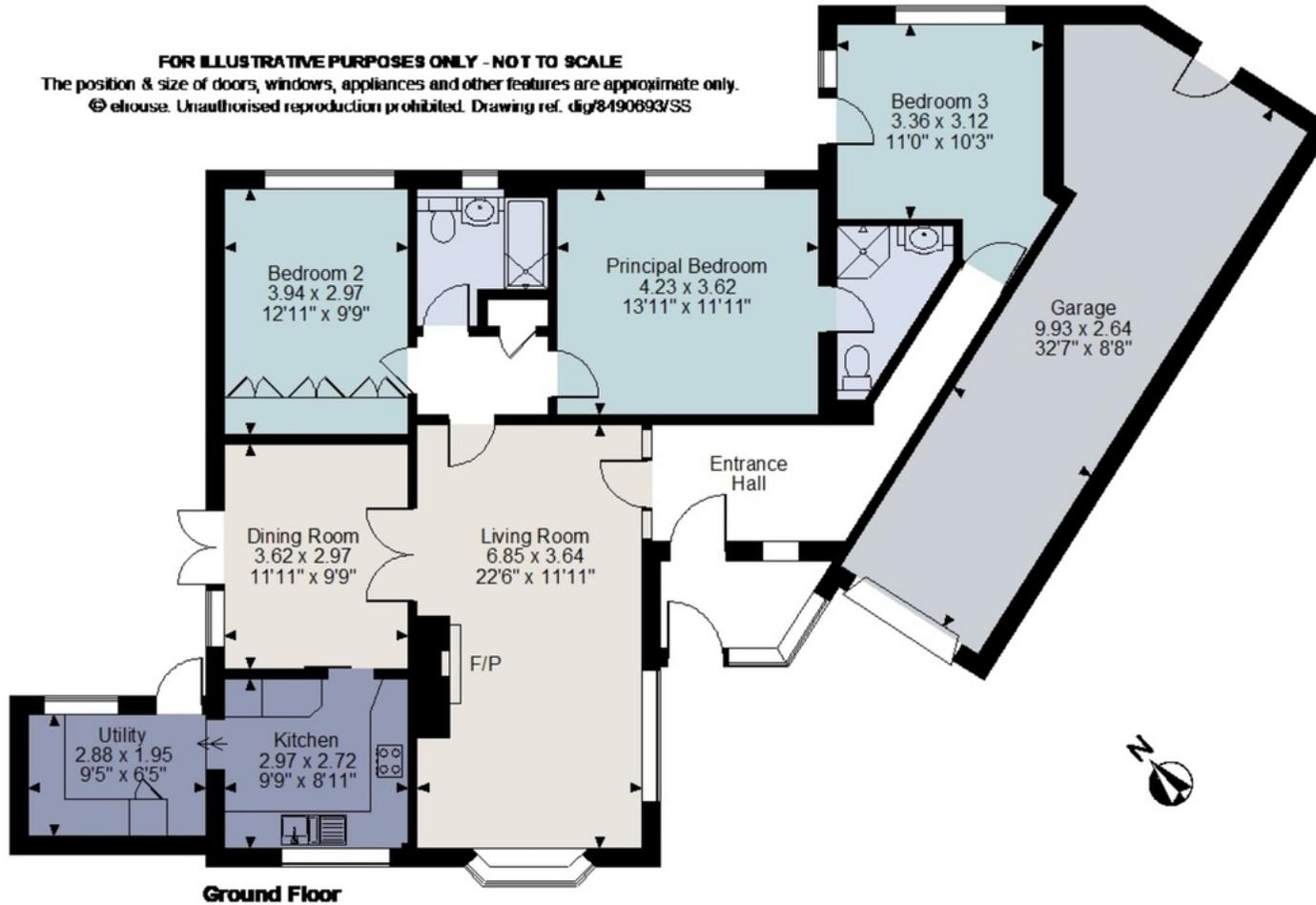
Total 1,604 sq ft / 149 sq m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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