



AWARDED FOR  
MARKETING | SERVICE | RESULTS



20 Bulkeley Road  
Handforth SK9 3DJ  
£625,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



# 20 Bulkeley Road Handforth SK9 3DJ

£625,000

An eye catching, FREEHOLD, Three Bedroom, extended Dormer Detached. NO ONWARD CHAIN.

If you are looking for something a little bit different then this property must surely hit the mark. It lies off Wilmslow Road just a short distance from Handforth village. The original property offered two bedrooms but the late owner had a substantial side extension added to provide a single storey annex. This totally transforms the property providing an extra Master Bedroom with patio windows onto the garden, large En-Suite Wetroom/WC and integral garage. This is much wider than normal and would provide additional living if required. The gardens are totally private and mature.

The property does require updating but this has been taken into consideration. Close by are local schools, transport etc.

This is a ONE OFF, not to be missed.

- Three Bedrooms
- Two Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Private Gardens
- Great Potential
- NO ONWARD CHAIN
- Freehold
- New Boiler installed 2025

Tenure: Freehold  
Council Tax: Cheshire East E



Entrance Hall  
18'6" max x 4'10"  
Downstairs WC - White Suite and Wash Basin

Lounge  
14'5" x 12'10"  
Feature Fireplace with inset log effect gas fire

Open Plan Kitchen/Dining Room  
23'4" x 11'1" to 12'9" to 13'2"  
Part Tiled Walls, Fitted Units, Inset Induction Hob, Extractor Hood.  
Oven/Microwave, Space for Fridge & Freezer, Ceiling Spots, Inset Log effect gas fire.

Door to:

Conservatory  
11'10" max x 11'2"  
PVCU Double Glazed Door to Garden

Utility Room (off Kitchen)  
7'2" x 6'5"  
Fitted Units, Plumbing for Washing Machine  
PVCU Double Glazed door to Garden

Long Hallway  
26'6" x 6'5" to 4'7"  
Gas Boiler, Doors to Garage & Garden

Master Bedroom  
16'3" x 13'3"  
Fitted Wardrobes, drawers & desk  
Fitted Ceiling Freeway running through to Wet Room, Double Glazed Patio Doors

Wet Room  
11'9" x 8'6"  
Tiled Walls, Wash Basin, Illuminated Wall Mirror  
Low Level WC, Shower area

Landing

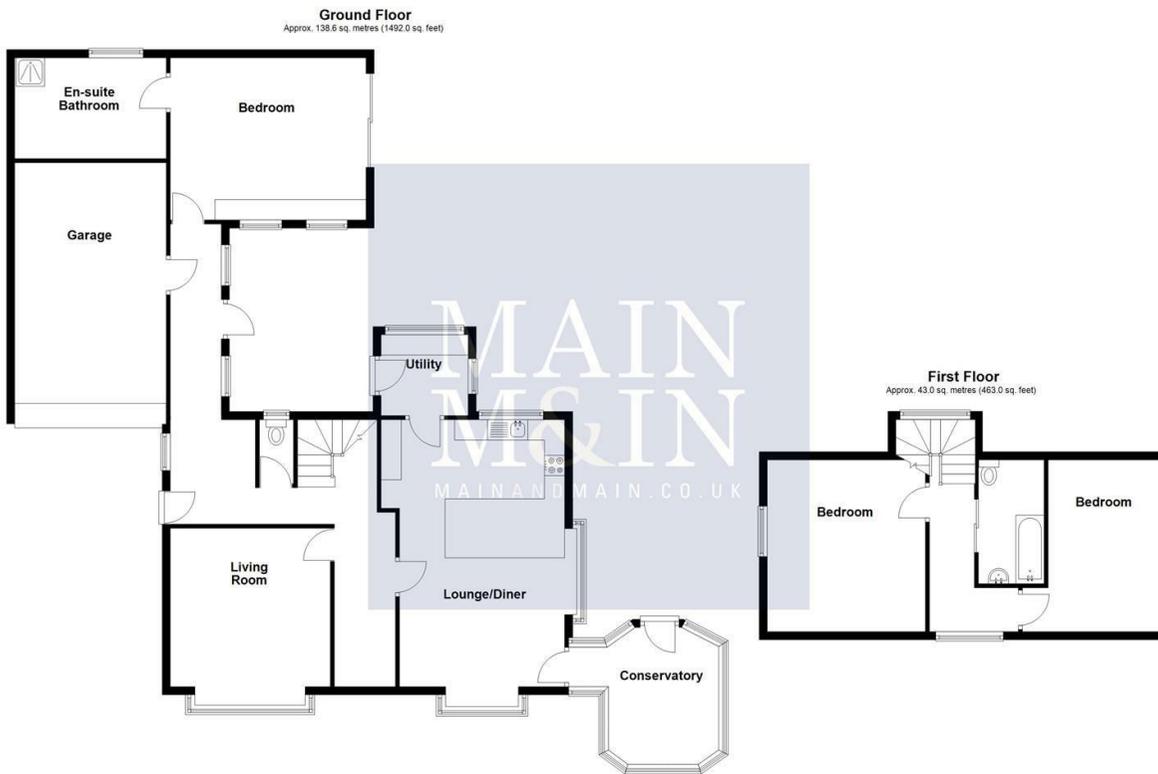
Bedroom One  
12'10" x 11'5"

Bedroom Two  
11'6" plus wardrobe depth x 10'9" max  
Built in Wardrobes

Bathroom/WC  
7'9" x 4'10"  
Tiled Walls, White Modern Suite  
Shower over Bath, Tiled Floor, Fitted Drawers & Cupboard

Outside

Garage 20'6" x 11'5" - Electric up and over door  
Gardens to front, side & rear with hedging, lawns, flower beds, ornamental pond  
patio, block pavior driveway



Total area: approx. 181.6 sq. metres (1955.0 sq. feet)  
20 Bulkeley Road



To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

mainandmain.co.uk

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Potential
74	79		

