

# CLAY LANE

## HANDFORTH



Andrew J Nowell  
& Company

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

## CLAY LANE, HANDFORTH, SK9 3NP

A spacious semi-detached bungalow with a south facing garden and open views across the golf course to the front.

- Entrance hall
- Living room
- Kitchen
- Sun room
- 2 Bedrooms
- Bathroom
- Rear garden
- Detached garage

This two double bedroom bungalow is situated in the desirable location of Clay Lane, and has the advantage of no through traffic, bordering open countryside with beautiful views across to the golf course, yet still being convenient for Handforth village and local amenities, along with easy access to the A34 and the new airport spur road.

The comprehensive centre of Wilmslow is within easy reach offering an excellent range of shopping including supermarkets, stylish boutiques and restaurants. The area is renowned for its excellent schooling and leisure facilities. The motorway network system is within easy access, as is Manchester International Airport, local and intercity rail links to Manchester and London.





This property offers spacious accommodation with great potential for buyers to add their own style to the property.

The layout comprises, entrance hall, living room, kitchen, sun room, two bedrooms and bathroom. The loft is boarded and could be converted to add additional accommodation upstairs.

Externally the property has a south facing lawned rear garden and enjoys open views across the golf course to the front. There is a detached garage and driveway providing ample off road parking.

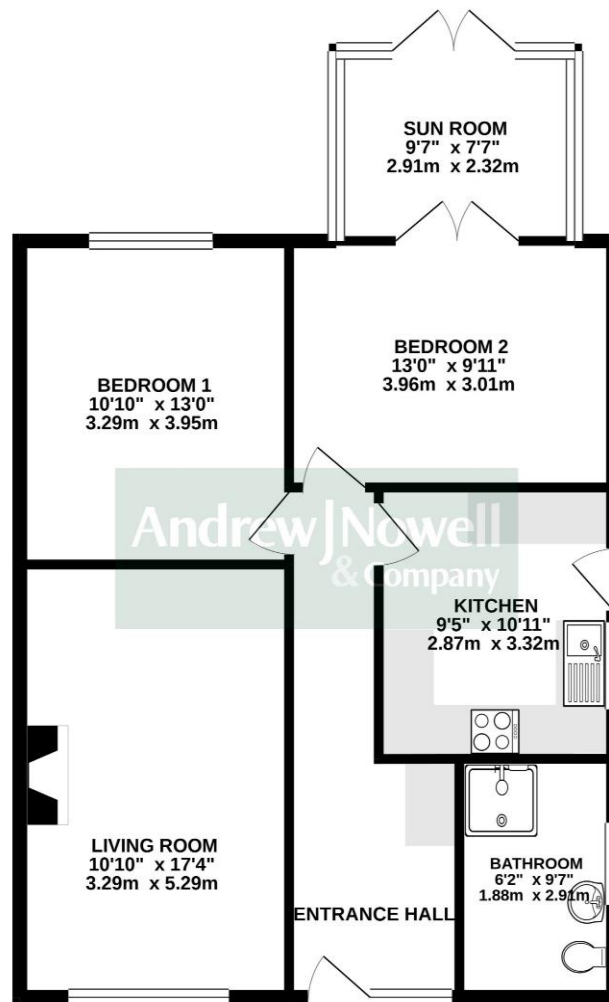
#### DIRECTIONS – SK9 3NP

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. At the roundabout take the third exit onto Pendleton Way (A34). Continue along the A34 for approximately 4 miles and take the first exit onto the Manchester Airport Link Road.

Take the first exit and at the roundabout take the second exit, turning immediately left onto Clay Lane. The property will be found after approximately half a mile on the left hand side



GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.

N006 Ravensworth 01670 713330

8 London Road, Alderley Edge, Cheshire  
SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell**  
& Company