

86 Lacey Green

Wilmslow, Cheshire, SK9 4BG



mosley jarman



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£400,000

A characterful three-bedroom bay fronted semi-detached home. The accommodation retains attractive original features that include exposed wooden floorboards, picture rails, period fireplaces and panel doors. The accommodation includes an enclosed entrance porch, hall, living room (with built in bookcase and a tiled fireplace with wooden mantle), modern dining kitchen (tiled floor with electric underfloor heating. Fitted with modern units, Quartz work surfaces, breakfast bar and integrated appliances that include a fridge freezer, electric oven, induction hob, microwave, dishwasher, and washer dryer. Recessed store and double-glazed French doors open to the garden). Landing (with loft access), three bedrooms (one with feature cast iron fireplace and built in bookcase) and a re-fitted wet room (with a walk-in wet shower area with thermostatic fittings. White sanitary ware. Tiled floor, downlighters and ladder radiator). Double glazed and gas fired central heating (Run by a Worcester combination boiler).



- Characterful bay fronted semi-detached home
- Driveway, attached garage and front and rear gardens
- Dining kitchen (with Quartz work surfaces and integrated appliances)
- EPC rating D
- Freehold
- Three bedrooms
- Beautiful original features
- Walking distance of Wilmslow Train Station and Lacey Green Academy Primary School
- Council Tax Band C



The Grounds & Gardens

The property has a paved driveway to the front, attached garage and there are established gardens to the front and rear.

The Location

Situated in a convenient Wilmslow location within a short walk of the town centre, train station and sought after schools.

Important Information

Mains: Gas, Electric and Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very

low risk of surface water flooding. Other flood risks unlikely. Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

Parking: Driveway

Tenure: Freehold

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 4BG**

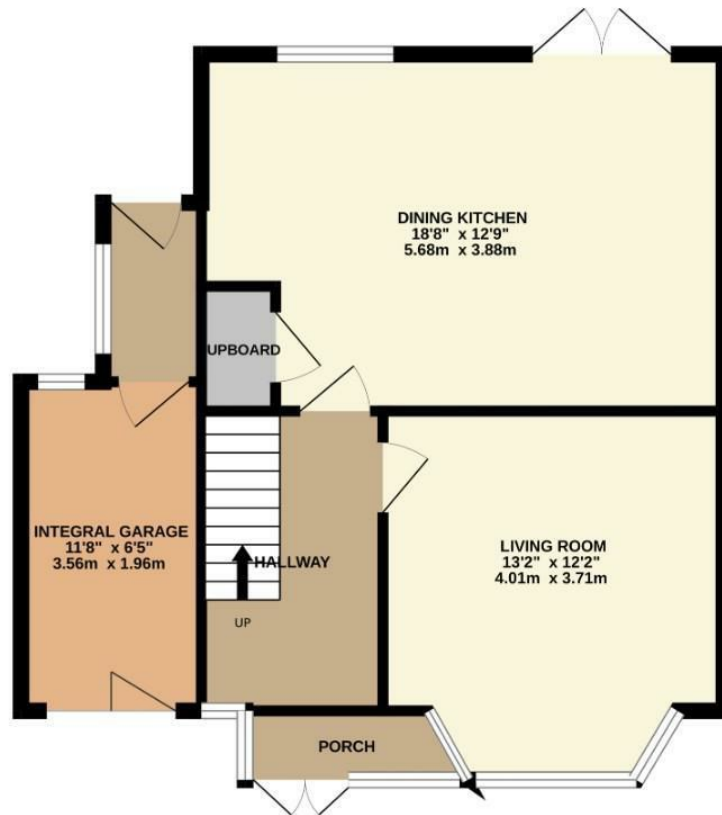
What 3 Words: **link.edge.upset**

Council Tax Band: **C**

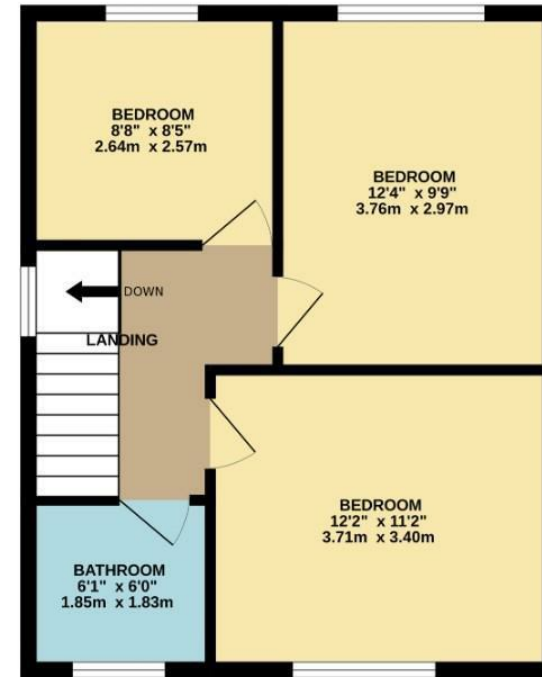
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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.

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