

92 Lacey Green

Wilmslow, SK9 4BG



mosley jarman



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£795,000

A handsome, spacious four bedroom detached 1930s double fronted property with well-proportioned & extended accommodation.

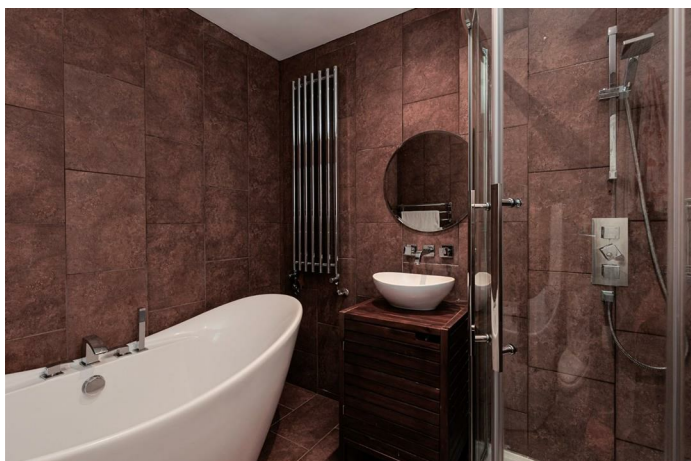
The accommodation in brief comprises of an original characterful porch, leading into an entrance foyer off which all rooms lead. The true heart of the home is a spectacular living/dining/kitchen which is the perfect space for cooking, dining and entertaining. The room is flooded with an abundance of natural light from the numerous Velux windows & bi-folding doors providing a view over the beautiful, expansive garden. The kitchen is fitted with high gloss cabinets, quartz worksurfaces & includes integrated appliances (Neff double ovens, Hotpoint dishwasher, wine fridge & space for an American fridge freezer). The sitting area benefits from a media wall with built in TV & surround sound speakers. Off the kitchen is a spacious utility/boot room (with sink & space for a washing machine & separate tumble dryer), and a downstairs WC. There are two further reception rooms; a sitting room with box bay window & a spacious living room/family room with dual aspect windows.

Stairs ascend to the first floor, where there are four good sized bedrooms, (two of which benefit from fully fitted wardrobes). The master bedroom has a bay window, ensuite shower room with rainfall shower & vanity sink unit. The family bathroom is fitted with a four piece bathroom suite, freestanding bath and separate shower enclosure.

The property is double glazing & heated via gas central heating fueled by a Worcester Bosch combination boiler.



- Attractive 1930's spacious & extended four bedroom detached family home
- Walking distance to the Carrs Park & Wilmslow train station
- Outstanding open plan living dining kitchen
- Two spacious reception rooms
- Four bedrooms and two bathrooms (one ensuite)
- Private, South East facing rear garden which is not overlooked
- Spectacular mature corner plot
- Parking for numerous vehicles
- Freehold
- No vendor chain



Location

The property is situated within a short walk of the town centre, the train station, Lacey Green Primary Academy School and Carrs Park.

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Gardens & Grounds

The house stands within an outstanding corner plot with established private gardens to the front, side and rear. The gravel driveway provides parking for numerous vehicles. There is also a double garage with an electric up & open garage door. The rear garden is of spectacular proportions, private, enclosed, mainly laid to lawn and features a patio area & mature trees/ shrubs surrounding the perimeter of the property.

Important Information

Council Tax Band: F

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

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

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: Off road parking to the front of the property (driveway & garage). On street parking also available.

Rights of Way & Restrictive Covenants: None.

Accessibility: Kerb has been dropped to the front of the property.

Tenure: Freehold.

What 3 Words: cats.makes.fine

* Information provided by GOV.UK

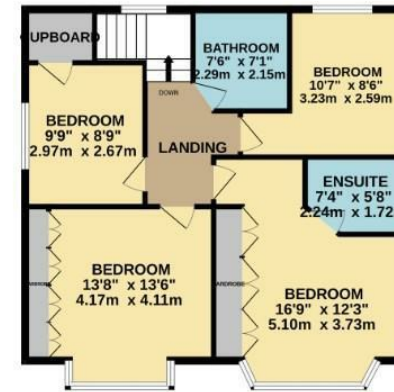
**Information provided by Ofcom checker.

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.

GROUND FLOOR
1666 sq.ft. (154.7 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 2411 sq.ft. (224.0 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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