

56 Moor Lane

Wilmslow, Cheshire, SK9 6BQ



mosley jarman



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£700,000

A well-presented and extended three-bedroom (formerly four and could easily be re-instated) semi detached family home.

The accommodation includes a hall, (with Oak flooring and a cloaks cupboard), living room (with bay window, Oak flooring and a recessed living flame gas fire), family/dining room (with Oak flooring, brick built fireplace, two Velux roof windows and French doors open to the rear garden), dining kitchen (fitted with modern cupboards and Granite work surfaces, integrated appliances that include an electric double oven, microwave, dishwasher, gas hob, extractor and there is space for an American style fridge freezer. Electric underfloor heating and tiled flooring. The dining area has a glass roof). Utility room (with modern fitted cupboards and space for both a washing machine and a tumble dryer) and a separate downstairs w.c. The first-floor landing (with a vaulted ceiling and two Velux roof windows) provides access to a main bedroom suite (with vaulted ceiling and Velux roof window) with dressing room (with modern fitted wardrobes) and an en-suite bathroom (fitted with white sanitary ware that includes a Jacuzzi bath and there is a separate wet shower area with thermostatic shower fittings. Tiled floor and walls. Electric underfloor heating. Integral television). Two further bedroom and a main bathroom (fitted with modern white sanitaryware with a separate glass walk in shower enclosure with thermostatic shower fittings within).

Double glazed windows and gas fired central heating (run by radiators and a Worcester boiler).

No vendor chain.



- Well-presented and extended accommodation
- Semi-detached family home in popular south Wilmslow location
- Paved stone driveway and integral garage
- Utility room and downstairs w.c
- Council Tax band - D
- Three bedrooms (formerly four and could easily be re-instated)
- Large private established garden which is not overlooked
- Two reception rooms and a dining kitchen
- EPC rating - D
- Freehold



The Grounds & Gardens

A stone paved drive to the front provides off road parking and leads to an integral garage (with electric door). There is an EV charger. There is a large established private rear garden which is not overlooked. Laid mainly to lawn with a pave York Stone patio.

The Location

The property is situated in a popular south Wilmslow location which is within walking distance of the town centre, local shops on Chapel Lane, the train station, and highly regarded schools.

Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

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

flooding.

Broadband**: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage**: Mobile coverage with EE & Three likely.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

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 6BQ**

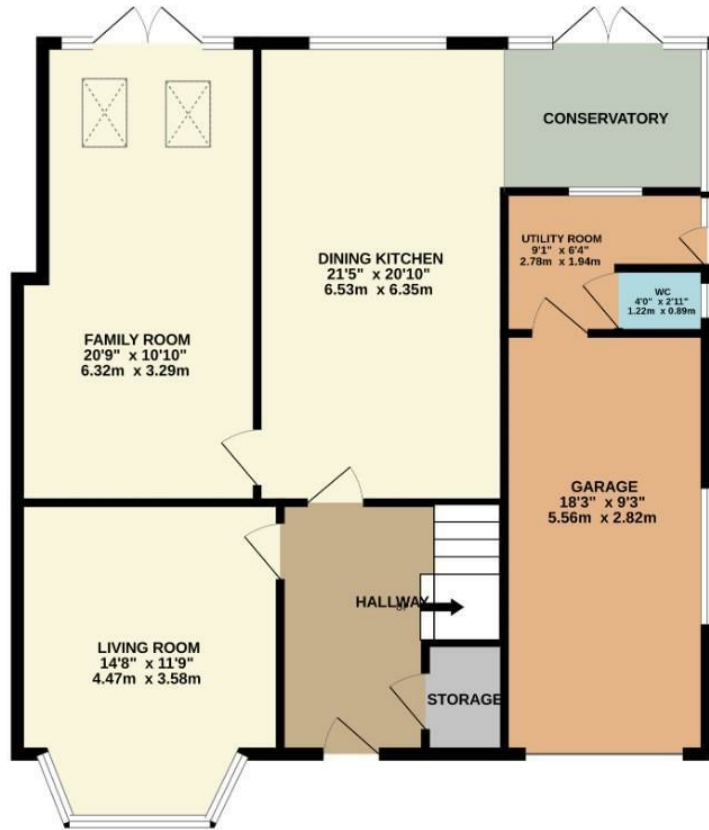
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Council Tax Band: **C**

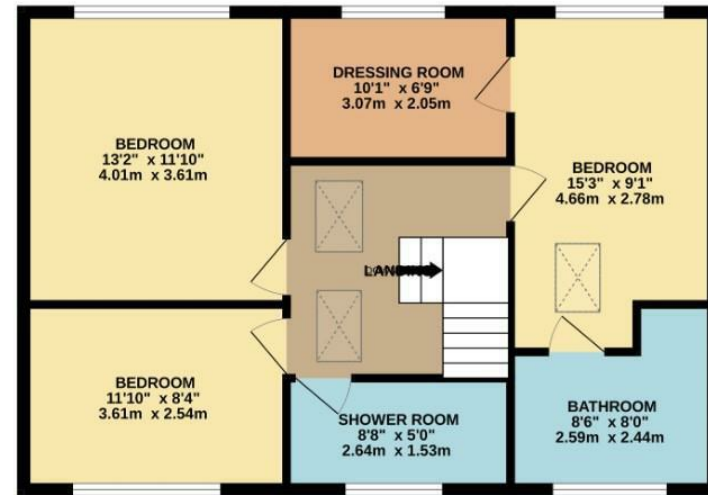
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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.

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