

# 12 Moran Close

Wilmslow, SK9 3UF



*mosley jarman*





## 12 Moran Close, Wilmslow, SK9 3UF

**Offers Over £695,000**

This attractive modern detached home benefits from both spacious extended accommodation, along with a highly secluded landscaped southerly facing rear garden.

Positioned to the head of a small cul-de-sac in a popular development close to both Wilmslow and Handforth, this well-presented house takes great benefit from a convenient setting, with an ease of access to a train station, many 'day to day' shops in Handforth village and local schools.

In the same ownership since new, the accommodation has been carefully enhanced in recent years with new stylish fittings to the kitchen, bathroom, en-suite shower room and particularly, a thoughtful extension to the rear that provides a superb family room overlooking the rear garden.

In brief, the accommodation consists of a useful front porch, a welcoming hall, then a large separate living room and equally large extended family room, the contemporary themed fitted dining kitchen and handy access into the integral double garage. There are four well-sized bedrooms to the first floor, with an en-suite off the principal bedroom and family bathroom off the landing. All bedrooms have fitted bedroom furniture offering excellent storage throughout.

- An Attractive Modern Detached Home
- Convenient Cul-De-Sac Setting
- Four Generous Bedrooms
- Two Bath/Shower Rooms
- Useful Integral Double Garage
- Spacious Extended Accommodation
- A Highly Private Southerly Facing Rear Garden
- Two Large Separate Reception Rooms
- A Stylish Re-fitted Kitchen
- Close to Train Station, Shops & Schools





### Gardens & Grounds

Approached over a double width tarmac driveway, there is off-road parking for several cars, along with access to the double garage. The southerly facing large rear garden has been thoughtfully landscaped with numerous well-stocked borders and a generous lawned garden, which offers a high degree of privacy. Water taps and electric sockets are available in the garden.

### Location

A much favoured development made up executive detached homes, which enjoys close proximity to Handforth village with its array of 'day to day' shops, restaurants and train station offering direct transport into Manchester City Centre. Wilmslow is an easy commute by car, whereby there is an tantalising choice of eateries, shops, leisure centre, schools and a direct train line to London Euston.

### Useful Information

Council Tax Band: F

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk\*: River and Sea Flooding - Low. Surface Water Flooding-High. The vendors have confirmed that the property has not flooded in their ownership of circa 30 years.

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

Mobile Coverage\*: Mobile coverage with all major providers 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 3UF**

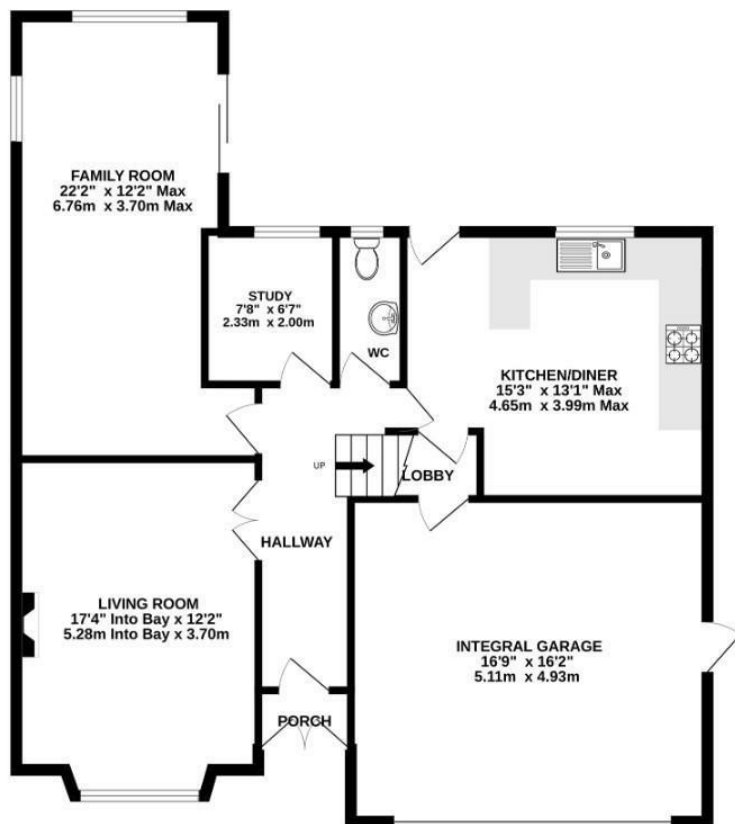
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Council Tax Band: **F**

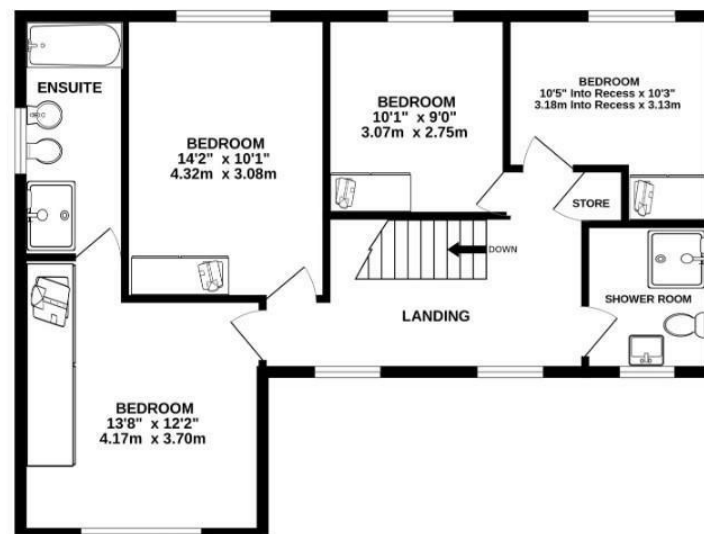
EPC Rating: **D TBC**

Tenure: **Freehold**

GROUND FLOOR  
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.2 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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