

# GASCOIGNE HALMAN

113A MOOR LANE, WILMSLOW SK9 6BY





# 113A MOOR LANE, WILMSLOW SK9 6BY

£650,000

A superb luxury 'Arts and Crafts' inspired modern townhouse situated in a prime South Wilmslow location, boasting stylish presentation and a South facing garden, offering four bedrooms, three bath/shower rooms and an impressive living-dining-kitchen.

- Luxury Modern Townhouse
- Stylish Accommodation Over Three Floors Measuring 1709 Sq Ft
- Four Generous Bedrooms
- Three Modern Bath/Shower Rooms And Downstairs WC
- Stunning Living-Dining-Kitchen With Central Island And Bi-Fold Doors
- Principal Suite With Walk-In Dressing Room And En-Suite
- Delightful South Facing Garden
- Prime South Wilmslow Location Close To Reputable Schools











Built by Gustav Bonnier, local builders of high repute, 113a Moor Lane is a modern luxury home situated in a sought after South Wilmslow location within walking distance to Wilmslow town centre.

The property boasts a healthy 1709sq ft over three floors with a real attention to detail such as underfloor heating to the ground floor, stunning German designer Kitchen and stylish bath/shower rooms.

Internally the property comprises; welcoming entrance hallway with attractive tiling and contemporary downstairs wc, front living room, separate utility room, then the ground floor opens to a superb, large living-dining-kitchen with central island, bi-fold doors, skylight and underfloor heating.

To the first floor there are three good-size bedrooms with the bedroom two offering a modern en-suite shower room.

To the second floor there is an impressive principal suite with feature Velux windows, walk-in dressing room and a stunning en-suite shower room.

Externally, to the front there is off-road parking for two cars and a further additional parking space to the rear. Also to the rear the property boasts a delightful South facing garden with patio area for Al fresco dining, well-stocked borders and fenced boundaries.

The property also comes with the added benefit of an NHBC warranty still in place.

## LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

### DIRECTIONS

Sat-Nav: SK9 6BY

#### TENURE

Freehold. Subject to verification by solicitors.

#### SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

### LOCAL AUTHORITY

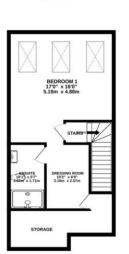
Cheshire East. Property Band: E

## VIEWING

Viewing strictly by appointment through the Agents.

# | FLOORPLAN & EPC



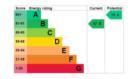


2ND FLOOR 516 sq.ft. (47.9 sq.m.) approx

TOTAL FLOOR AREA: 1709 s.g.ft. (158.8 s.g.m.) approx.

Whitsi every attempt has been made to ensure the accuracy of the Booplan contained them, measurements of doors, residents, comman and any other term and argonomies and not responsibility to laten for any error, prospective purchases. The services, systems and againstness shown have not been lested and no guarantee as to their operating or efficiency can be given.

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# **WILMSLOW OFFICE**

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