



**GASCOIGNE  
HALMAN**

113A MOOR LANE, WILMSLOW SK9 6BY

---

THE AREAS LEADING ESTATE AGENT





## 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 1709sqft 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



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

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE  
HALMAN**