



jordanfishwick

105 RACECOURSE ROAD WILMSLOW SK9 5LW
Guide Price £750,000

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Set within an idyllic and secluded position adjacent to Lindow Common nature reserve, this three bedroom Period semi detached property offers spacious internal accommodation whilst boasting a substantial and extensive garden plot with a double garage. Located within a popular south Wilmslow location the property internally benefits from a spacious open plan living and dining room measuring approximately 21' x 22' with open working fireplace and two distinctive bay windows and a recessed area for a study. There is a traditional and modern fitted kitchen with patio doors leading to a paved courtyard. Located off the kitchen there is a pantry area which leads to a downstairs WC and utility room. Located on the first floor, there are three bedrooms with the principal bedroom spanning the width of the property . This bedroom is well proportioned with fitted bedroom furniture. The second bedroom, a further double bedroom, has an ensuite shower room complete with a stylish and modern suite. The main bathroom has a wet room style shower area and further two piece white-suite. Externally the property benefits from a small paved courtyard garden area with brick boundary wall, detached double garage which has a power supply, blocked paved driveway and a substantial private and enclosed mature garden which is laid to lawn. The plot/garden is approximately 0.3 acre in size, a gardeners dream!



- Period Semi
- Three bedrooms
- Idyllic and secluded position
- Spacious accommodation
- Two bathrooms
- Double garage
- Extensive garden plot
- Adjacent to Lindow Common

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |