



50 Moor Lane, Wilmslow - SK9 6BQ
£2,600 PCM

mosley jarman *M*

50 Moor Lane

Wilmslow

A semi-detached family home, which has been thoughtfully extended and provides well-appointed accommodation over two levels and is situated in a sought after South Wilmslow location. This immaculate bay-fronted property is conveniently located within catchment for the area's finest schools, and briefly comprise: an entrance hallway with useful storage. There is a front living room with attractive bay-window and opening double sliding-doors leading through to the dining room (the sliding doors mean that the ground floor can be open or separate) with French doors opening to the rear garden, and a kitchen with modern units, integrated appliances including oven, hob, extractor hood, dishwasher and fridge. An enclosed side passageway leads to a utility room (housing fridge/freezer, washing machine and tumble dryer and sink unit) and a separate wc. The first floor gives access to four double bedrooms (the main bedroom benefits from an ensuite) and a modern family bathroom. Externally, to the front the property enjoys a driveway providing off-road parking and leads to an integral garage. Fabulous rear gardens with patio area leading on to a lawned garden. Hot and cold water tap provided in the rear garden. UNFURNISHED. GARDEN MAINTENANCE INCLUDED. AVAILABLE: IMMEDIATELY





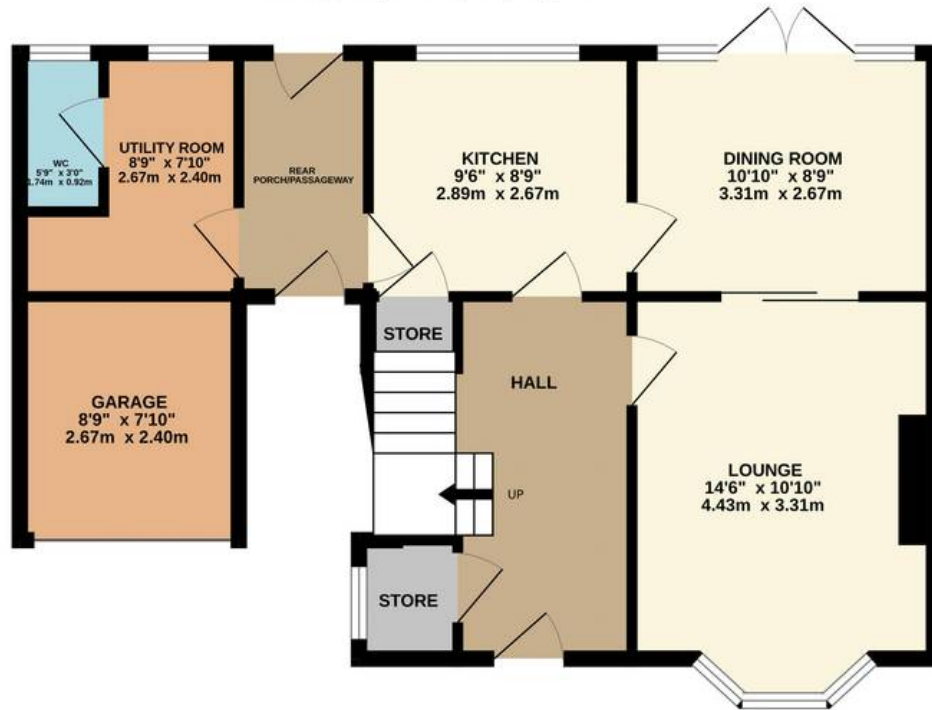
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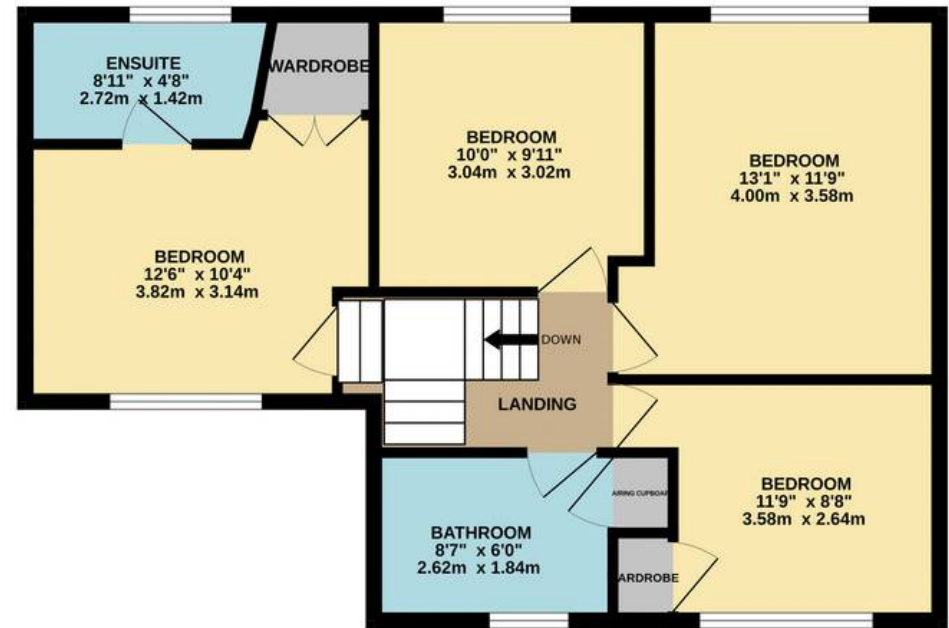
- Parking - Driveway providing parking for two cars.
- Heating - Gas central heating
- Mains - Gas, Electric, Water, and Drainage
- EPC Rating: D (59/80)
- Council Tax Band: E (Cheshire East)
- **Flood Risk - Low Risk (Surface water).
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit [cheshireeast.gov.uk/garden bin](http://cheshireeast.gov.uk/gardenbin)
- *Broadband - Netomnia, Openreach, & nexifibre. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three
- *Mobile - Likely coverage by EE, & Three. Limited coverage by O2, & Vodafone.
- * Info provided by Ofcom checker & isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies & advise tenants to check before committing the property. ** Info provided by GOV.UK



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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Mosley Jarman

Mosley Jarman, 44 Alderley Road, Wilmslow - SK9 1NY

01625444899 • wilmslow@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

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