

111 Moor Lane, Wilmslow - SK9 6BR

Offers Over £450,000

mosley jarman

111 Moor Lane

Wilmslow

An extended and well-proportioned four-bedroom, two-bathroom semi-detached family home, occupying a highly convenient position in the heart of South Wilmslow.

The property offers spacious and versatile family accommodation and benefits from uPVC double glazing, gas-fired central heating via a combination boiler, off-road parking, an integral garage and gardens extending to both the side and rear. The property is also offered for sale with no onward chain.

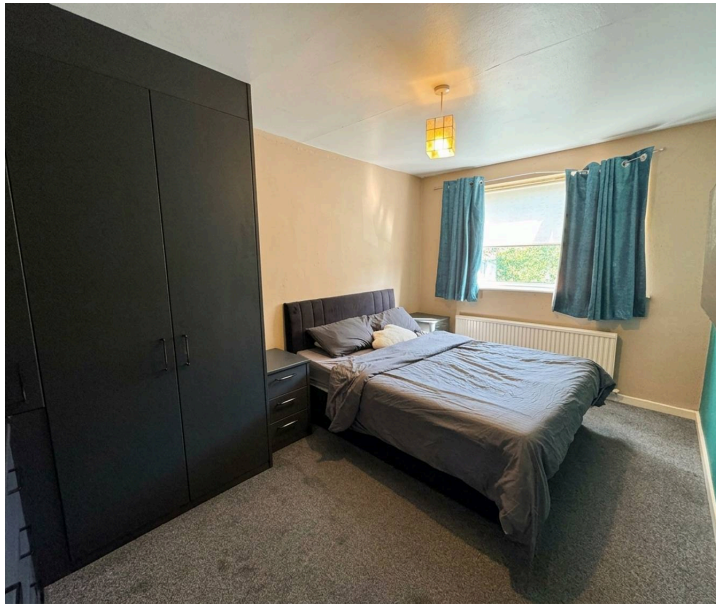
Planning permission was granted in 2022 for a single-storey side extension under Cheshire East planning reference 22/1674M. Although this permission has now lapsed, the previous consent highlights the potential to further extend and enhance the existing accommodation, subject to obtaining the necessary approvals.

The accommodation comprises a welcoming entrance hallway with useful under-stairs storage and a spacious living room which opens through to the dining room. French doors from the dining area open directly onto the rear garden. The kitchen is fitted with a range of matching wall and base units with space for appliances and leads through to a separate utility room, which provides access to the garden and the integral garage. The garage benefits from lighting, power and an up-and-over door.

To the first floor, the landing provides loft access via a pull-down ladder. The generous principal bedroom benefits from recently installed fitted wardrobes and its own en-suite shower room. There are three further bedrooms, two of which are doubles, with all three also benefiting from recently installed fitted wardrobes. Completing the first-floor accommodation is a particularly spacious family bathroom, fitted with a matching three-piece suite together with a separate shower enclosure.













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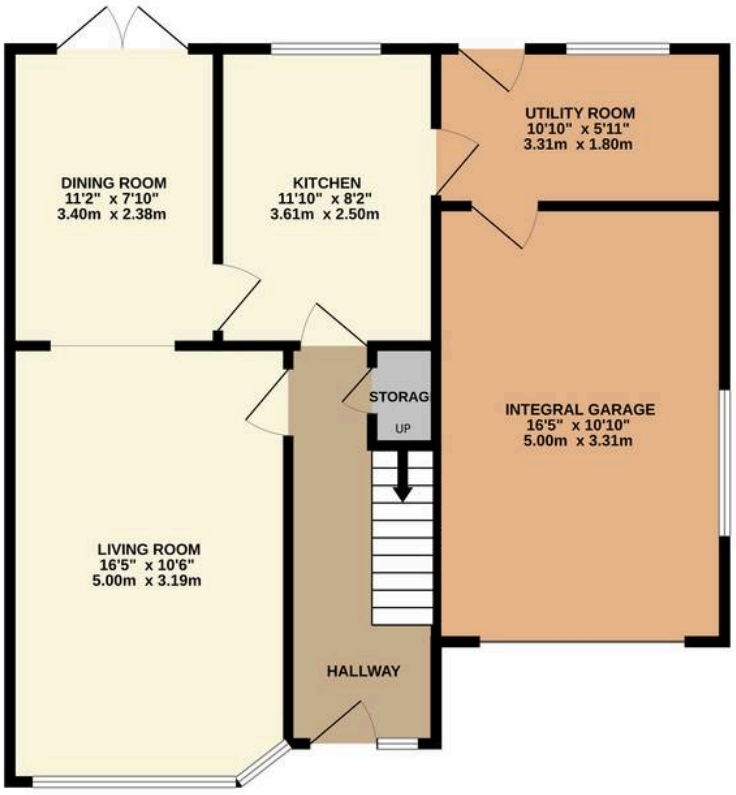
Wilmslow

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

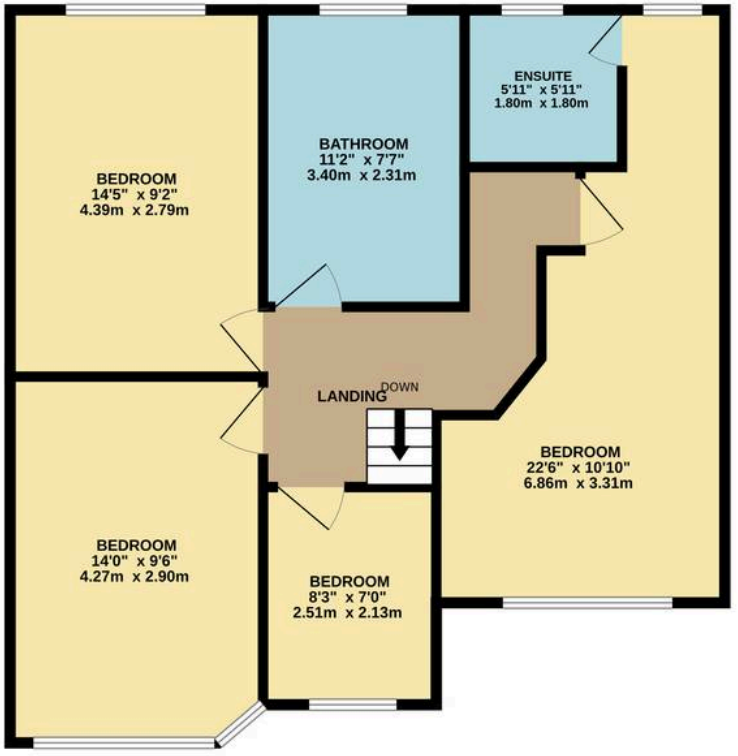
- Council Tax Band: D
- EPC grade: D
- Tenure: Freehold
- Flood Risk: Very low risk
- Broadband: FTTP
- Mobile Phone Coverage: Available with all main providers. Some limited indoor & outdoor coverage.
- Mains: Gas, electric, water & sewage
- Property construction: Brick built with tiled roof
- Parking: Off road parking to the front of the property.

Some information has been provided by third party sources. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1492sq.ft. (138.6 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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