



*jordan fishwick*

163 Moor Lane, SK9 6BY  
Guide Price £424,950

# Moor Lane Wilmslow SK9 6BY

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Located within a highly sought after south Wilmslow location, this stunning Period mid terrace property located on Moor Lane offers some truly unique, breathtaking and impressive bespoke features. The approach towards the property is via the driveway which offers valuable off-road parking and its raised boundary planters to the perimeter are well stocked and frame the aspect. Access to the porch is via a Period style stained glass entrance door, in keeping with the character and style. The porch consists of a fitted bespoke storage unit and striking mosaic style tiled flooring. The living room is generously proportioned featuring oak herringbone wood flooring throughout, a statement bay window provides ample space for a dining table and chair set whilst offering a light and airy vantage point towards the front aspect. The highlight of the room must be the solid oak spiral staircase which is back lit, highlighting the unique design and the detailing. The column radiators and ceiling roses retain and enhance the period features. Progressing from the living room into the kitchen the quality continues with a bespoke fitted Tom Howley kitchen, fitted with granite work surfaces, quality integrated appliances which include a dishwasher, oven hob and a sizable fridge and separate freezer. There is also a large pantry cupboard providing additional shelving and storage. The open plan dining area to the rear of the property capitalises on the rear aspect and direction of sunlight with its glazed roof encouraging natural light whilst also benefiting from a UV filter. This open plan and highly sociable living space provides direct access to the rear garden via a set of UPVC double glazed French doors and has an additional bank of storage units complementing the kitchen.



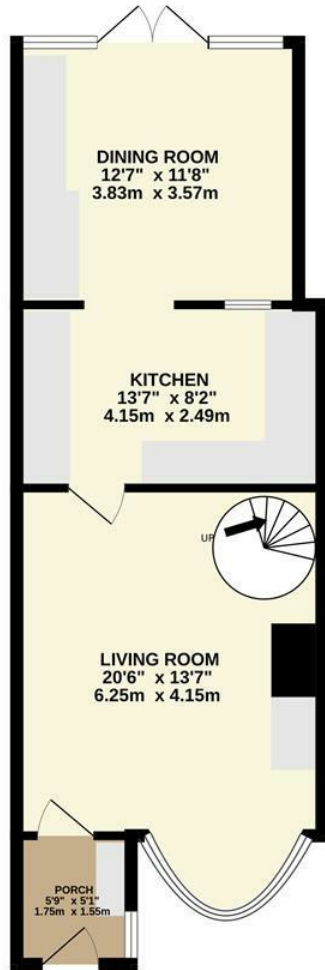
- Period Terrace Property
- Stunning and Stylish Interior
- Bespoke features
- South Wilmslow Location
- Tom Howley Kitchen and fittings
- Off road parking
- Two double bedrooms

Located on the first floor there are two well proportioned double bedrooms with the principal bedroom benefiting from a fitted bank of Tom Howley wardrobes and stunning herringbone flooring. The landing takes full advantage of the spiral staircase with the bespoke glazed balustrade and wall display shelving. A ceiling light well provides an additional source of natural light. The second bedroom, a further double room, is located to the rear of the property with views towards the garden. The bathroom is beautifully designed with stylish three piece bathroom suite with the standout feature being the standalone roll top bath and the mirrored walls with their bevel edging. Externally to the rear of the property there is a courtyard garden which is well stocked, hard landscaped with a timber shed providing additional external storage.

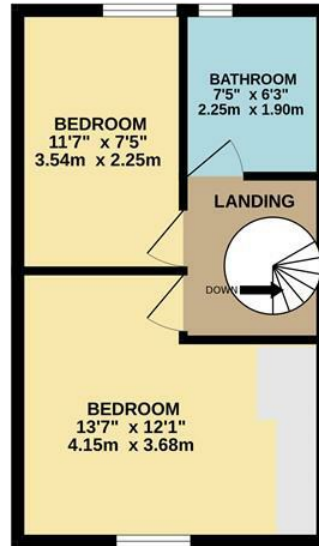
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-20)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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