

143A Moor Lane

Wilmslow, SK9 6BY



mosley jarman



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Guide Price £550,000

This well-positioned link-detached home takes great advantage from a desirable position in South Wilmslow, with the advantage of a southerly facing rear garden.

Internally, the accommodation consists of an entrance lobby with wc, then a large living room with an adjoining dining room, which leads into both the rear conservatory and modern fitted kitchen. Off the kitchen is a useful utility room and integral garage.

There are four bedrooms located to the first floor, with a re-fitted shower room off the landing. Fitted bedroom furniture is found to the main bedroom.

Ample off-road parking is provided via the double width block driveway and there is a pleasant enclosed southerly facing rear garden.



- A WELL-POSITIONED LINK DETACHED HOME
- AMPLE OFF ROAD PARKING
- LARGE LIVING ROOM
- CONSERVATORY
- LARGE INTEGRAL GARAGE
- SOUTHERLY FACING REAR GARDEN
- FOUR BEDROOMS
- MODERN FITTED KITCHEN WITH UTILITY ROOM
- RE-FITTED SHOWER ROOM
- DESIRABLE SOUTH-WILMSLOW ADDRESS



THE LOCATION

143a Moor Lane enjoys a superb location in Wilmslow, perfectly positioned close to the many independent shops, cafés, and amenities along Chapel Lane. Families will appreciate the excellent choice of nearby schools, while nature lovers can take advantage of the picturesque countryside walks just moments away. The vibrant town centre, with its wide range of restaurants and boutiques, is only a short stroll from the property, and convenient transport links, including Wilmslow train station and Manchester Airport, make this an ideal spot for both commuters and those seeking a well-connected yet peaceful place to live.

GROUNDS AND GARDENS

Approached over a wide block driveway, the house boasts ample off-road parking with access into the generously sized integral garage. Then, to the rear, is a well-stocked enclosed lawned rear garden, offering a fairly secluded but southerly aspect. Pleasing views across neighbouring grazing land can be enjoyed to the front of the house.

IMPORTANT INFORMATION

Council Tax Band: E
EPC grade:
Heating: Gas central heating.

Mains: Electric, Gas & Water

Flood Risk*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with EE, O2 & Vodafone likely).

Parking: Off-road parking to a private drive.

Rights of Way & Restrictive Covenants: To be confirmed.

Tenure: - Leasehold- 999 years. Opportunity to purchase the freehold.

Please note there is a planning application to develop the land opposite. Cheshire East Ref 25/4215/PIP

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 6BY**

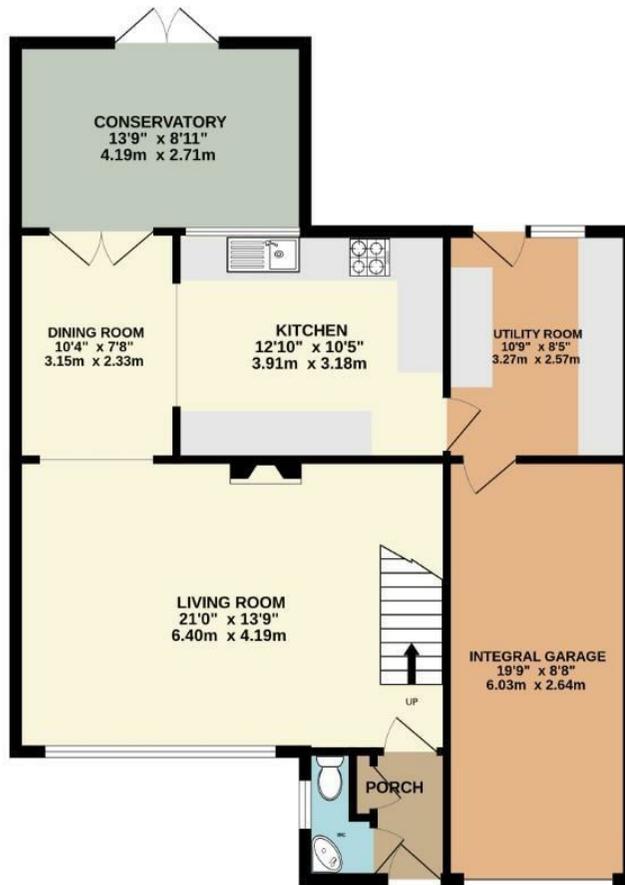
What 3 Words: **broth.wiring.safety**

Council Tax Band: **E**

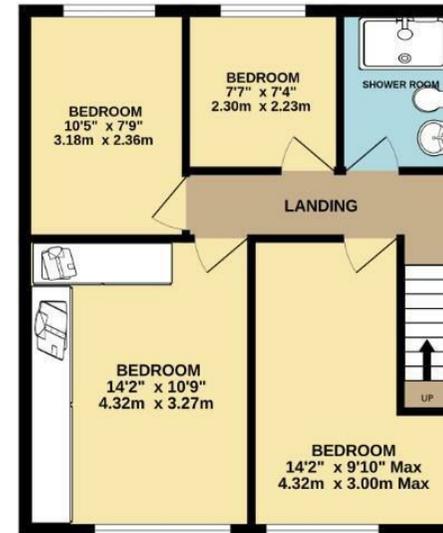
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.6 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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.