

67 Moor Lane

Wilmslow, SK9 6BQ



mosley jarman



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Offers In The Region Of £800,000

Built in 1860, a particularly spacious four storey Victorian semi-detached house positioned within a highly desired South Wilmslow address and benefitting from a huge rear garden measuring close to 200ft.

Perfect for the busy family, this attractive period home offers versatile flexible accommodation with four reception rooms, five bedrooms, a useful cellar room and two bath/shower rooms.

Rarely does the opportunity arise to acquire such a large home with an equally impressive long rear garden, measuring approximately 193ft in length. Additionally, there is ample off-road parking to the front with an EV charger.

In brief, the accommodation consists of an enclosed porch, a welcoming hallway, a sitting room/study, a fabulous bay-fronted living room with a wood burning stove, then a dining room flowing into the fitted kitchen, a generously sized utility with wc, then a family room with excellent views down the garden.

There are three double bedrooms to the first floor, with a dressing room off the rear bedroom, a fitted family bathroom and en-suite off the principal bedroom. Two further bedrooms are found to the second floor.

- AN ATTRACTIVE VICTORIAN SEMI-DETACHED HOUSE
- AN IMPRESSIVE LARGE REAR GARDEN MEASURING OVER 190FT
- FOUR SEPARATE RECEPTION ROOMS
- TWO BATH/SHOWER ROOMS
- SPACIOUS ACCOMMODATION SPANNING FOUR FLOORS
- FIVE BEDROOMS
- FITTED KITCHEN WITH UTILITY AND CELLAR ROOM
- DESIRABLE SOUTH WILMSLOW ADDRESS



GROUNDINGS AND GARDENS

Approached over a wide flagged driveway, the house offers ample off-road parking, along with an EV charger. There is good access into the wide courtyard side garden, which in turn flows into the vast lawned garden which in total measure over 190ft in length. The garden has a flagged patio, small pond, timber shed and ample space to tire even the most energetic child or pet!

THE LOCATION

Nestled in a sought-after South Wilmslow location, 67 Moor Lane offers the perfect blend of convenience and countryside charm. Just a short stroll from the popular Chapel Lane amenities, you'll find independent shops and everyday essentials right on your doorstep. Families will appreciate the proximity to several highly regarded schools, including Ashdene Primary, Gorsey Bank Primary, and Wilmslow High School – all within easy reach. The vibrant Wilmslow town centre is also close by, offering a wider array of shops, restaurants, and excellent transport links. For those who enjoy the outdoors, this home is ideally placed with beautiful countryside and scenic walking routes just moments away, providing a peaceful escape without compromising on connectivity. 67 Moor Lane is a rare opportunity to enjoy a well-connected lifestyle with a wonderfully relaxed, semi-rural feel.

IMPORTANT INFORMATION

Council Tax Band: F

EPC grade: D

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

Broadband***: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile Coverage***: Mobile coverage at the property available with all main providers*. Some limited indoor coverage.

Parking: Off road parking to the front and rear of the property, along with an electric car charging point.

Rights of Way & Restrictive Covenants: TBC

Tenure: Freehold

* 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 6BQ**

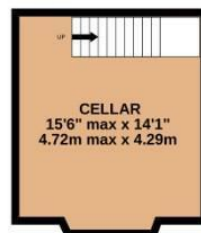
What 3 Words:

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EPC Rating: **D**

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BASEMENT
224 sq.ft. (20.8 sq.m.) approx.



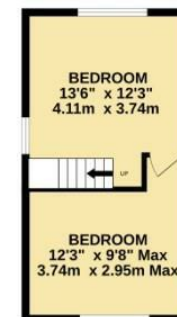
GROUND FLOOR
1902 sq.ft. (174.8 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.3 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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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.