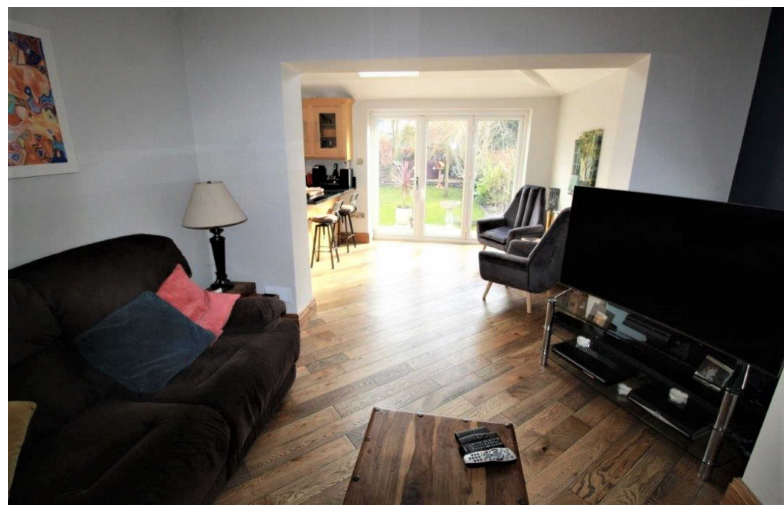




Moor Lane | Wilmslow | SK9

**Meller
Braggins**



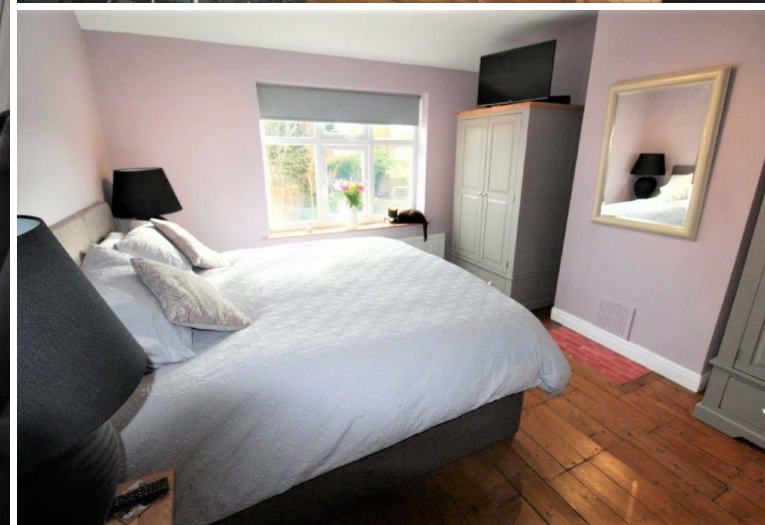
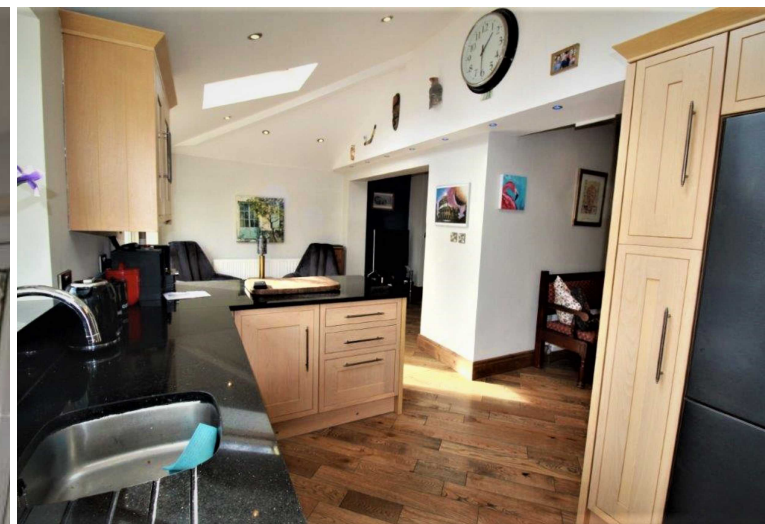
Features

- An extended Semi Detached house
- 4 spacious bedrooms and 2 bathroom
- Lovely open plan living area
- EPC Band - C
- Sought after location close to the local shops

We are delighted to offer for sale this lovely 1930's extended semi detached house situated in a highly sought after south Wilmslow location close to the local shops on Chapel Lane and also within close proximity of a number of well regarded primary schools and the high school. Built

of brick with rendered elevations under a slated roof, the property has been carefully and substantially extended in recent years to provide enlarged accommodation to both the ground and first floor. The layout is very versatile with a lovely open plan layout to the rear of the

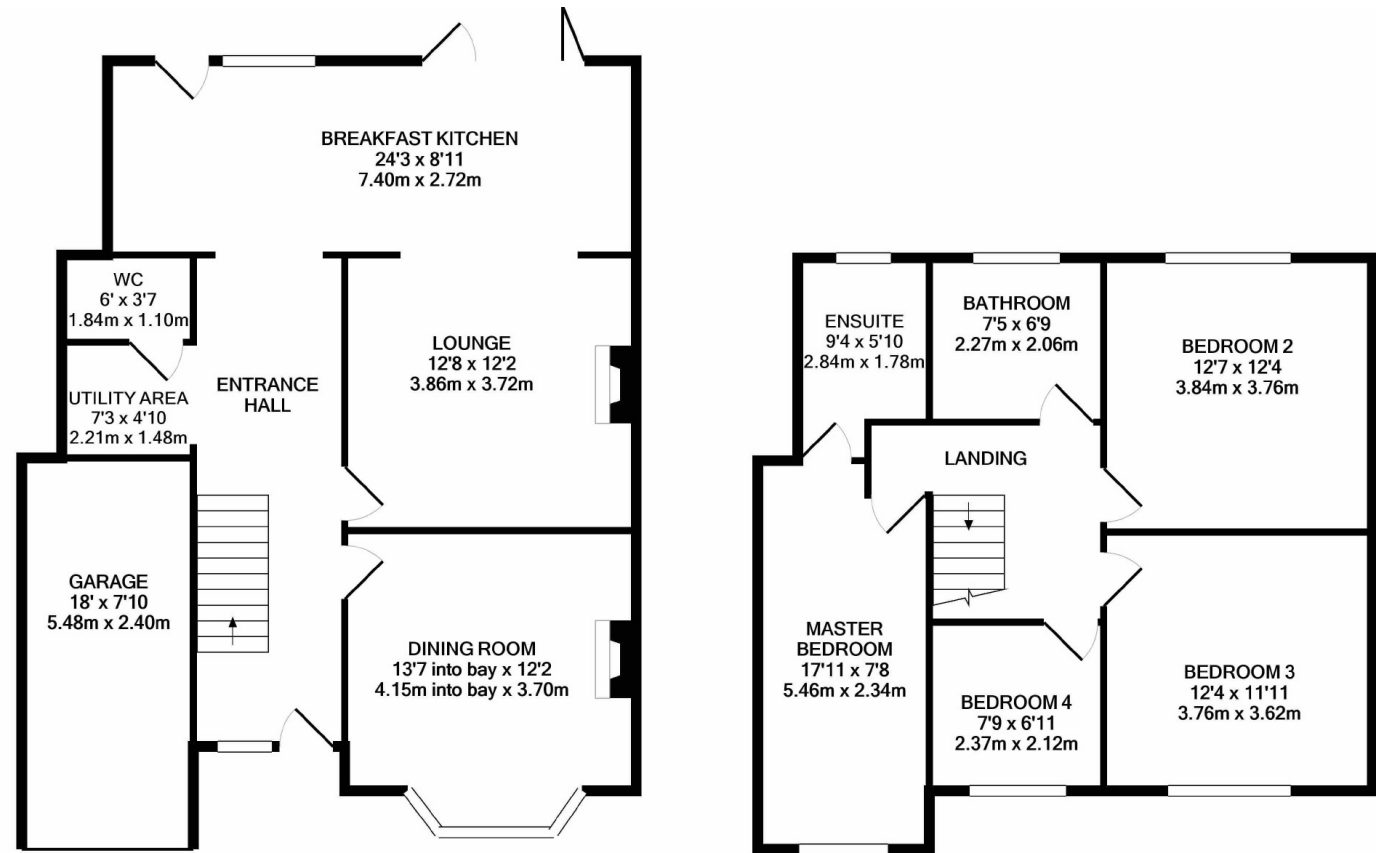
house taking full advantage of the south facing rear garden but the original formal 'front' room has been retained giving a distinctly separate reception room which could be used as a more formal lounge, dining room or children's games/play room.



In addition, the house benefits from a cloakroom and utility area whilst to the first floor, the landing leads to four well proportioned bedrooms, the master having an ensuite in addition to the family bathroom. The accommodation is presented in first class order throughout and to a high specification with care and attention having been shown to every detail. Outside, a gravelled driveway provides parking for several vehicles and leads to an integral single garage. As previously mentioned, the rear of the house enjoys a sunny southerly aspect with a very good sized rear garden with stone flagged patio, well stocked borders and mature trees. Moor Lane is a desirable location situated on the south side of Wilmslow - it has convenient access to the range of shops just up the road on Chapel Lane and the town centre itself is also close to hand. Wilmslow provides a wide range of shops and restaurants and notably has a railway station on the main Manchester to London line. In addition, Manchester airport is easily accessible together with the motorway network with the M56 being around 5 minute's drive under normal conditions. The area is well served by a range of local schools with Gorsey Bank, Ashdene and Lindow being close by as is Wilmslow High. Services - All main services are connected. Gas fired central heating is installed. EPC Band - C

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



Energy Performance Certificate coming soon

TOTAL APPROX. FLOOR AREA 1608 SQ.FT. (149.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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