

Acer Terrace

Wilmslow



Andrew J Nowell
& Company



Acer Terrace, 17a Nursery Lane, Wilmslow, SK9 5JG

A charming extended end terrace home on this popular road within easy reach of Wilmslow Town Centre.

- Open Plan Living
- Generous Garden
- Two Double Bedrooms
- Parking

Acer Terrace is a superb extended two bedroom home situated on this desirable road in South Wilmslow.

The property offers spacious extended accommodation which has been finished to an extremely high standard throughout. A feature of particular note is the stunning open plan living dining kitchen with large central roof lantern. The Neptune Kitchen has traditional shaker style units, quartz worksurfaces and integrated appliances including a central AGA. The living area has herringbone Amtico flooring (underfloor heating) with central RAIS Gas Fireplace and large sliding doors opening onto the rear garden.

In addition, on the ground floor is a large entrance hall with ample built in storage, sitting room with bay window, utility room and downstairs shower room with contemporary fittings and bespoke tiling.

To the first floor are two well-proportioned double bedrooms (the principal having ample fitted wardrobes) and the family bathroom with separate bath and shower.





Externally the property is approached via a block paved driveway providing ample off-road parking. There is an idyllic rear garden with large stone flagged patio, lawn and mature shrubs and borders. There is a detached summer house with water and power which is ideal for use as a workspace. The property has been immaculately maintained by the current owners and is finished to a high standard throughout.

Situated on this popular road in South Wilmslow the property is within walking distance of the Town Centre which offers everything for day-to-day needs along with the train station with links to Manchester and London.

Important Information

What 3 Words – [///mostly.engage.blast](https://www.mostlyengage.com/blast)

Council Tax – E

EPC Rating – C

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: High risk of surface water flooding, Very low risk from other types of flooding.

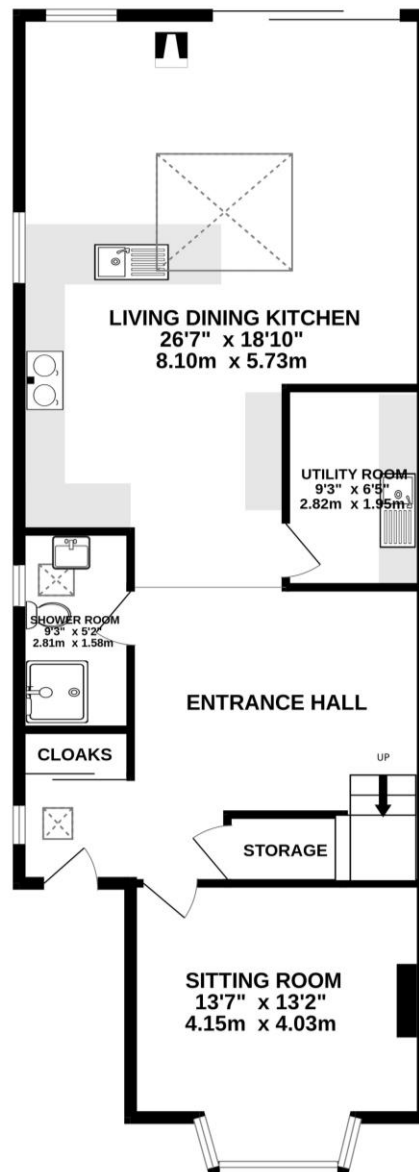
Broadband**: Superfast broadband available at property.

Mobile Coverage*: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.

TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

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