



67 Moor Lane, Wilmslow, SK9 6BQ

*mosley jarman*



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**Guide Price £825,000**

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





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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.

#### GROUND 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!





**BASEMENT**  
224 sq.ft. (20.9 sq.m.) approx.



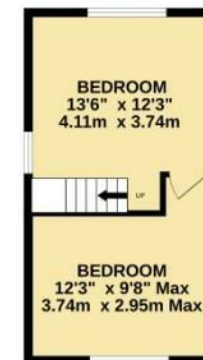
**GROUND FLOOR**  
1021 sq.ft. (94.8 sq.m.) approx.



**1ST FLOOR**  
686 sq.ft. (64.7 sq.m.) approx.



**2ND FLOOR**  
279 sq.ft. (25.9 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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