



jordan fishwick

88 Moor Lane, SK9 6BR
Guide Price £745,000

Moor Lane Wilmslow SK9 6BR

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This beautifully presented and EXTENDED FOUR BEDROOM semi detached home is situated in extremely popular South Wilmslow, close to open countryside, walks and trails, desirable schools, local shops and amenities. Having been extended to both the side and rear elevations, the accommodation offers versatility and coupled with a large rear garden, spacious driveway and garage, we expect this will appeal to a number of buyers. In brief, this fabulous home comprises:- Entrance Hallway, downstairs W.C. living room, open plan kitchen and dining room with the third reception room providing a well proportioned family room. To the first floor are four excellent size double bedrooms, one en-suite and a family bathroom with separate bath and shower. To the front of the property is a large block paved driveway providing electric vehicle charger, off road parking for several vehicles leading to the Integral garage. To the rear is a generous lawned garden with a large terrace patio area. The garden also enjoys a good degree of privacy.

DIRECTIONS

Entrance Hallway

Radiator and cloaks cupboard. Stairs to first floor landing.

Downstairs WC

uPVC double glazed window to front, wash hand basin and radiator.

Refitted Kitchen

9'1 x 9'1

Refitted kitchen with a comprehensive range of base and wall units with quartz work surfaces over, underhung stainless steel sink unit, space for Rangemaster cooking range with extractor over, integrated dishwasher and two fridges with matching cupboard fronts, integrated microwave, Karndean flooring, squared archway with peninsular quartz breakfast bar.

Rear Family Room/Dining Room

19'10 x 12'2 max

Large uPVC double glazed picture window allowing ample natural light to flood in, additional three Velux windows, uPVC double glazed french door to rear and Karndean flooring.

Family Room

16'9 x 13'8

Two large Velux windows, french doors to rear, recessed ceiling spotlights and radiator.

Living Room

26'0 into bay x 10'7

uPVC double glazed bay window to front, radiators, double doors to family dining area.

First Floor Landing

With access via a drop down ladder to the boarded loft with light and power and central heating boiler.

Master Bedroom

13'8 x 13'8 max

uPVC double glazed window to rear, fitted wardrobe and radiator. Space for king size bed, wardrobes and dressing table.

En Suite

Fitted with a modern suite comprising a walk in shower, pedestal wash hand basin, low level wc, tiled walls, uPVC double glazed window to front, recessed ceiling spotlights,

Bedroom Two

15'2 x 10'7 ext to 12'2 max

uPVC double glazed window to rear, built in wardrobe and radiator. Space for king size bed, wardrobes and dressing table.

Bedroom Three

10'7 x 9'1

uPVC double glazed window to rear, built in wardrobe and radiator.

Bedroom Four

10'7 ext to 12'2 into door well x 7'6

uPVC double glazed window to front and radiator. Built in wardrobe.

Bathroom

Fitted with a panelled bath, pedestal wash hand basin, radiator, tiled floor and walls and uPVC double glazed window to front. Squared arch to Shower Area.

Shower Area

Walk in shower, low level wc, chrome heated towel rail, uPVC double glazed window to front, tiled floor and walls.

OUTSIDE

Driveway & Gardens

To the front of the property the driveway provides off road parking and there is an electric vehicle charger. To the rear there is a good size garden which is mainly laid to lawn with a flagged patio area, mature shrub bed borders and fenced boundaries.

Large Integral Garage

16'9 x 13'8

Large garage with utility area providing a sink, worktop, storage cupboard and space for a washing machine and tumble dryer.

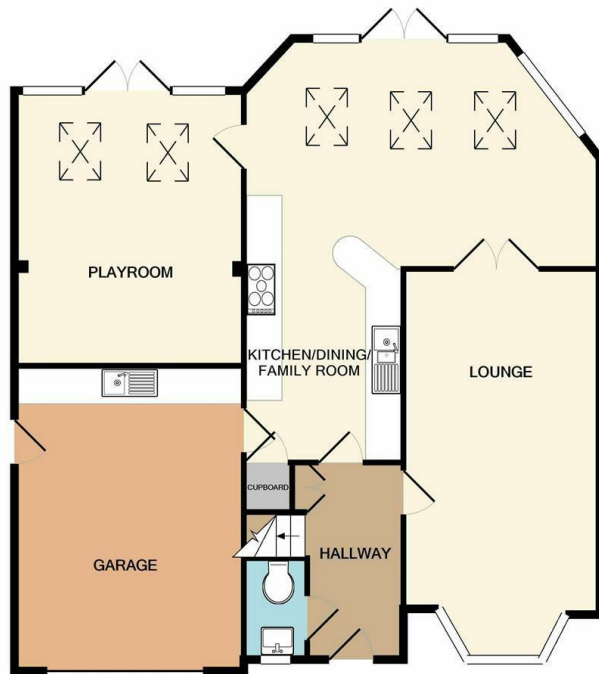


- EXTENDED FOUR BEDROOM SEMI DETACHED
- POPULAR SOUTH WILMSLOW LOCATION
- EXCELLENT SIZE REAR GARDEN
- THREE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- SPACIOUS DRIVEWAY FOR SEVERAL VEHICLES
- LARGE GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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