



jordanfishwick

40 LACEY GREEN WILMSLOW SK9 4BA
Guide Price £310,000

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No Vendor Chain. A two double bedroom Period terrace property located on Lacey Green road, popular with professionals and families, offering great potential and an excellent opportunity to modernise allowing the future owners the chance to "put their own stamp on a property". The property is a short drive away from Wilmslow centre which offers a wide range of amenities, including a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Waitrose, Sainsbury's, Marks & Spencer and John Lewis. There are several outstanding local state schools and a wide choice of private schools within the area, with parks and beautiful countryside surrounding the whole area. Internally the property comprises: an entrance hallway, providing access to the spacious living room ideal for entertaining or home working, with staircase to the first floor. The dining room offers a flexible reception area with handy cloakroom/storage cupboard and access to the kitchen. The conservatory has plumbing for utilities and provides a further versatile space with a downstairs shower room. There is a set of UPVC French doors leading to the garden. To the first floor are two double bedrooms with bedroom one featuring a set of built in wardrobes. Additionally there are cupboards in the landing corridor and over stairs storage as well as over corridor storage in bedroom two. The family bathroom offers a four-piece suite and is sizeable. Externally the property is fairly low maintenance with a lawn and yard with borders enjoying a southerly aspect and fencing. Off road parking is accessible to the rear in the double garage which can be accessed via Lacey Avenue and includes an inspection pit, power supply and has excellent storage.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Housify (2023)



- No Chain
- Two Double Bedrooms
- Off Road Parking within the garage
- Double Garage with inspection pit
- Excellent Location
- Three Reception rooms
- Excellent potential
- Upvc double glazed

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	