



## 58 MOOR LANE WILMSLOW SK9 6BQ

This beautifully presented and EXTENDED FOUR BEDROOM semi detached home is situated in the extremely popular South Wilmslow area, close to open countryside, walks and trails, desirable schools, local shops and amenities. Having been extended to both the side and the rear, the property also benefits from a large rear garden, spacious driveway and garage, we expect this will appeal to a number of buyers. In brief, this fabulous home comprises:- porch, entrance hallway, downstairs W.C. and utility room, living room, modern kitchen and separate dining room with access to a large conservatory with views to the garden. To the first floor are four excellent sized bedrooms and a family bathroom with separate bath and shower. To the front of the property is a paved driveway providing off road parking for several vehicles leading to the Integral garage. To the rear is a generous lawned garden with a two terrace patio areas. The garden also enjoys a good degree of privacy.

### Directions

From our Wilmslow office proceed in a southerly direction along Alderley Road (A34) to the Kings Arms roundabout. Take the third exit into Bedells Lane and turn left at the T junction into Chapel Lane. Continue past the shops and Chapel Lane becomes Moor Lane and the property will be found on the right hand side.

### Porch

UPVC double glazed door leading to the internal porch. UPVC double glazed window to the front aspect. Further UPVC double glazed door leading to the internal entrance hallway.

### Entrance Hallway

The entrance hallway provides access to the living room, kitchen, storage cupboard and staircase leading to the first floor accommodation. Wall mounted radiator.

### Living Room

19' x 11'  
UPVC double glazed window to the front aspect. Double panelled radiator. TV point. Feature living flame gas fireplace. Double doors leading to the dining area.

### Dining Area

11' x 8'5"  
Light and airy dining space with access through to the conservatory. Wall mounted radiator. Access to the kitchen.

### Kitchen

10' x 9'3"  
The kitchen is fitted with a range of modern white, wall, base and drawer units with complementary roll top work-surfaces with under unit display lighting. Incorporated in the worksurface is a stainless steel single bowl and drainer unit with tiled splashback and gas hob with extractor hood over. A range of integrated appliances include fridge, dishwasher and double Neff oven. Internally within the base units there is a corner carousel storage unit. Contemporary radiator. Understairs storage area. UPVC double glazed window with views to the rear garden. access to the rear corridor leading to the Utility room, downstairs W.C and integral kitchen.

### Conservatory

15' x 10'  
UPVC double glazed windows to the side and rear aspect. UPVC double glazed French doors leading to the rear patio. Wood laminate flooring. Wall mounted radiator.

### Utility

8' x 5'2"  
Fitted with a range of modern (matching the kitchen) white wall and base units with complementary rolltop worksurfaces. Incorporated with the worksurface is a double sink bowl unit with tiled splashback. UPVC double glazed window to the rear aspect. Tiled floor. Space and plumbing for a washing machine, tumble dryer and space for a freezer. Wall mounted radiator.

### Downstairs WC

Low-level WC, wash hand basin. Heated chrome towel rail. UPVC double glazed window to the rear aspect. Tiled floor.

### Garage

17' x 12'5"  
Up and over access door to the garage. Space for utilities. A range of kitchen units and work surfaces ideal for storage. Power and light.

### Landing

Access to the bedrooms and family bathroom. Loft access.

### Bedroom One

19' x 12'  
UPVC double glazed windows with dual aspects (front and rear). Two wall mounted radiators. Eaves storage.

### Bedroom Two

13'2 x 12'1  
UPVC double glazed window to the rear aspect. Wall mounted radiator.

### Bedroom Three

9'4 x 8'2  
UPVC double glazed window to the rear aspect. Wall mounted radiator. Useful storage cupboard.

### Bedroom Four

11'6 x 8'3  
UPVC double glazed window to the front aspect. Wall mounted radiator.

### Family Bathroom

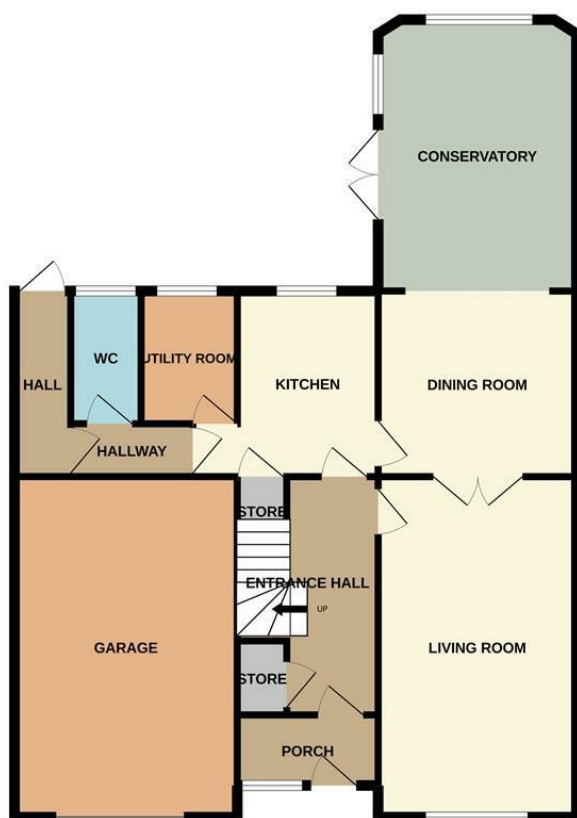
Fitted with a modern four piece white bathroom suite comprising low-level WC with push button flush, pedestal wash hand basin, panelled bath with mains shower over and a further corner shower enclosure with mains shower over. The bathroom is tiled to the walls. UPVC double glazed window to the front aspect. Wall mounted heated towel rail.

### Outside

To the rear of the property there is an enclosed garden which is laid mainly to lawn with two patio areas. There are two timber sheds. The garden is a great size with a leafy outlook and mature borders.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	