



Jordan fishwick

89 LACEY GREEN WILMSLOW SK9 4BW
Offers Over £850,000

89 LACEY GREEN WILMSLOW SK9 4BW

** INNOVATIVE AND STYLISH ** This fabulous period property offers something a little different and unique. Enjoying close proximity to the countryside as well as excellent schools and the town centre. Having been extended and refurbished over the years, this stunning home is quite splendid, highly distinguished and of considerable merit. The elegant interior design is a subtle combination of the traditional and the contemporary and for those who appreciate that compromise in style really should direct their attention to this property. Enjoying many characteristics such as vaulted ceilings, wood flooring and a beautiful cast iron log burner alongside more contemporary features such as a fabulous open plan kitchen with large living area off, uPVC double glazing with Plantation shutters. In brief outline:- Reception Hall, Front reception room, spacious living room, beautifully fitted kitchen with opening to the stunning garden room/family room with vaulted ceiling, separate utility room and a good size downstairs shower room. To the first floor are three double bedrooms and a beautiful family bathroom suite. To the front of this wonderful home, secure electric gates open to the sweeping driveway providing off road parking for several vehicles, leading to the double garage. The ample gardens are mainly laid to a generous lawn, enjoying a high degree of privacy and a sunny outlook, bordered by well defined boundaries. Internal viewings are essential in order to fully appreciate this stunning home.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights continue northbound down Manchester Road, over the Bollin Valley roundabout and up Manchester Road towards Handforth. At the traffic lights by the Blue Bell BMW garage turn left into Stanneylands Road, turn left into Lacey Green where the property will be found on the right hand side.

Entrance Porch

Double front doors with inset glazed panels, attractive front door with leaded and frosted glass panels and quarry tiled floor.

Entrance Hall

Telephone point, stripped wood floor, radiator, uPVC double glazed window to front and stairs to first floor.

Family Room/Home Office/Playroom

12'2 x 12'2

A well proportioned room with double glazed window to front, radiator, ceiling coving, exposed brick fire surround and hearth

Living Room

15'2 x 15'2

Extremely well presented with stripped wood floor, attractive fire surround with inset gas fire and marble hearth, understairs storage cupboard, ceiling coving, radiator, two uPVC double glazed windows to side.

Breakfast Kitchen

15'2 x 12'2

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink unit with mixer tap, four ring as hob with built in oven below an stainless steel and glass extractor over. Built in dishwasher with matching cupboard fronts, space for American style fridge freezer, recessed ceiling spotlights, breakfast bar with stool recess, radiator with attractive lattice fronted radiator, uPVC double glazed window to side, tiled floor, high ceiling and deep skirting boards.

Vaulted Garden Room

26' x 10'7

Wonderful imposing room with vaulted ceiling giving a great feeling of space and opulence, wood flooring, two radiators, two French style uPVC doors opening to the delightful garden, uPVC double glazed window to side, exposed feature beams to ceiling.

Downstairs Shower Room

10'7 x 7'6

A good size room with wood flooring, fitted double shower cubicle with tiled splashbacks, pedestal wash hand basin, low level wc, heated towel rail, radiator, electric shaver point, spotlights.

Utility Room

12'2 x 10'7

Another good size room with radiator, wood flooring, recess for tumble dryer, recess and plumbing for washing machine, one and a half bowl sink unit with mixer tap and drainer, spotlights, ceiling hatch to roof void.

First Floor Landing

Recessed ceiling spotlights and radiator.

Bedroom One

15'2 x 12'2

An elegant room with two uPVC double glazed windows to front, fitted wardrobes, two radiators, ceiling coving and high ceiling.

Bedroom Two

12'2 x 12'2

Another good size room with fitted wardrobes, built in cupboard, radiator and uPVC double glazed window overlooking good sized garden.

Bedroom Three

13'8 x 9'1

An immaculately presented double bedroom with uPVC double glazed window to rear, radiator, ceiling coving, high ceiling and deep skirting boards.

Bathroom

Fitted with a contemporary white suite comprising P shaped panelled bath with fitted shower fitting over and shaped screen to side, low level wc, vanity wash hand basin with fitted storage cupboard under, chrome heated towel rail, uPVC double glazed window to rear, tiled splashbacks, recessed ceiling spotlights,

Double Garage

22'11 x 19'10

Double garage with electric up and over door, gas central heating boiler, ceiling hatch to roof void, radiator. Access to main house.

Garden

The driveway is set behind electric wooden gates which provides off road parking for several vehicles with a low maintenance courtyard style garden enclosed via brick wall boundaries. To the side and rear the gardens area mainly laid to lawn and are of ample proportions, providing a good degree of privacy.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX

01625 532000

wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk