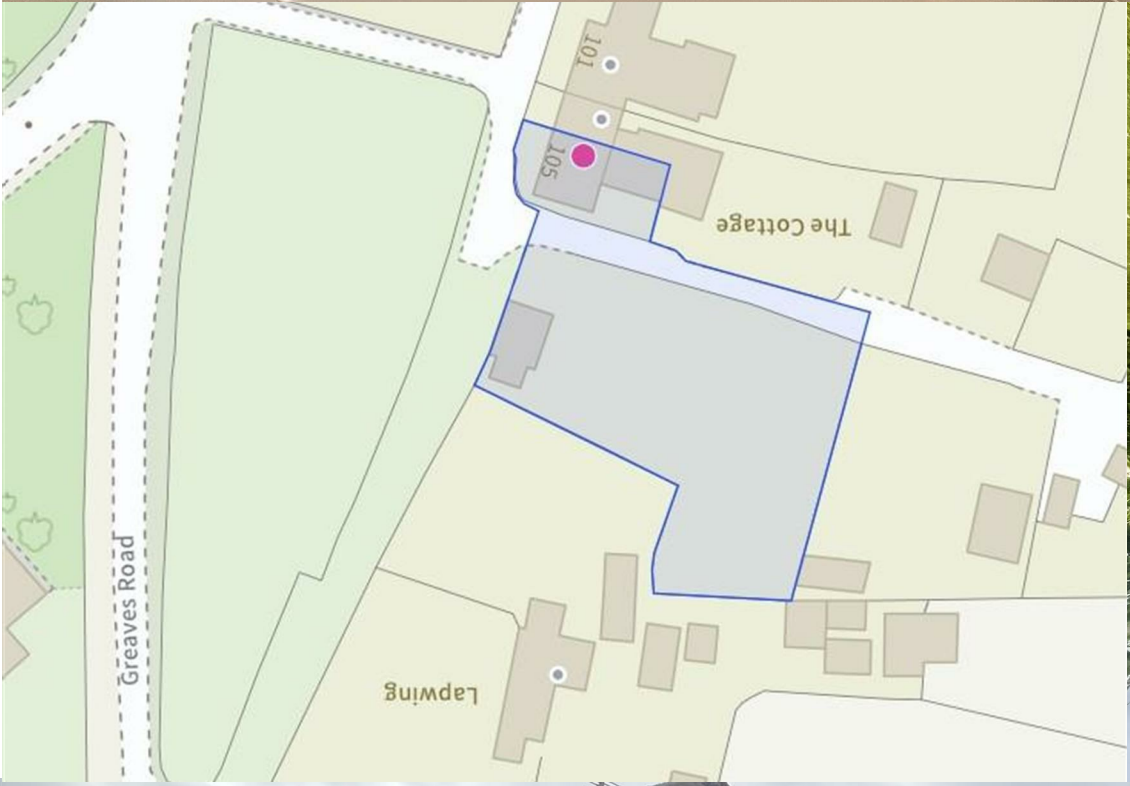




jordanfishwick

105 RACECOURSE ROAD WILMSLOW SK9 5LW
Guide Price £750,000

105 RACECOURSE ROAD WILMSLOW SK9 5LW

Set within an idyllic and secluded position adjacent to Lindow Common nature reserve, this three bedroom Period semi detached property offers spacious internal accommodation whilst boasting a substantial and extensive garden plot with a double garage. Located within a popular south Wilmslow location the property internally benefits from a spacious open plan living and dining room measuring approximately 21' x 22' with open working fireplace and two distinctive bay windows and a recessed area for a study. There is a traditional and modern fitted kitchen with patio doors leading to a paved courtyard. Located off the kitchen there is a pantry area which leads to a downstairs WC and utility room. Located on the first floor, there are three bedrooms with the principal bedroom spanning the width of the property . This bedroom is well proportioned with fitted bedroom furniture. The second bedroom, a further double bedroom, has an ensuite shower room complete with a stylish and modern suite. The main bathroom has a wet room style shower area and further two piece white-suite. Externally the property benefits from a small paved courtyard garden area with brick boundary wall, detached double garage which has a power supply, blocked paved driveway and a substantial private and enclosed mature garden which is laid to lawn. The plot/garden is approximately 0.3 acre in size, a gardeners dream!



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metagis 12025.



- Period Semi
- Three bedrooms
- Idyllic and secluded position
- Spacious accommodation
- Two bathrooms
- Double garage
- Extensive garden plot
- Adjacent to Lindow Common



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	