



177 MOOR LANE WILMSLOW SK9 6DN

Jordan Fishwick are delighted to offer to the market this extended and refurbished four bedroom semi detached property. The property is located within a highly desirable location within South Wilmslow. The property benefits from open views to both the front and rear aspects. This stunning property has been refurbished to the highest of standards and offers spacious and excellent family accommodation throughout. In brief the property comprises an entrance hallway, downstairs WC, living room, large, open plan sociable kitchen dining space with bifold doors which lead onto the rear patio and landscaped garden. There is a small space located adjacent to the dining area offering those who work from home that all important office space. To the first floor there are three bedrooms and a family bathroom. One of the bedrooms on the first floor has the benefit of its own private ensuite shower room. Both the family bathroom and ensuite are fitted with modern and stylish bathroom suites. On the second floor, there is a further double bedroom with access to an impressive and large ensuite shower room. Externally there is a driveway providing off-road parking for two vehicles to the front of the property. The rear garden is currently undergoing extensive landscaping and benefits from open aspect views.

Entrance Hallway

UPVC double glazed composite entrance door providing access to the internal entrance hallway. UPVC double glazed window to the front aspect. Radiator. Access to the ground floor accommodation. Staircase leading to the first floor. Laminate oak flooring throughout. Recessed ceiling lighting

Downstairs WC

Low-level WC and wall mounted wash hand basin with a vanity storage unit below. Wall mounted mirror. Recessed ceiling lighting. Laminate oak effect flooring.

Living Room

12'5" x 14'1"
UPVC double glazed bay window to the front aspect. Wall mounted radiator. TV point. Access to the dining area.

Dining Area

9'2" x 9'10"
Access to the kitchen diner. Wall mounted radiator. Access to the study.

Study

4'3" x 9'6"
UPVC double glazed window to the rear aspect. Wall mounted radiator. Kitchen diner.

Kitchen Diner

17'4" x 11'5"
This large open plan and sociable space is fitted with a modern range of wall, base and drawer units with complementary white quartz work surfaces with matching quartz splashback. Incorporated within the work surface there is a stainless steel sink unit with swan neck mixer up. The kitchen is fitted with a number of integrated appliances which include a double oven, fridge and separate freezer, dishwasher and a four ring electric hob which sits within the central island unit. The central island forms a breakfast bar area. Oak effect laminate wood flooring throughout. A large set of bifold patio doors lead to the rear garden. Radiator. Access to the utility room.

Utility Room

7'2" x 7'6"
Accessed via the kitchen diner and entrance hall. This utility room has space for a washing machine and tumble dryer and has a wall mounted gas boiler and separate mains pressure. Hot water cylinder.

Landing

Access to the first floor accommodation. Radiator. Recessed ceiling lighting. Further staircase leading to the second floor.

Bedroom One

10'5" x 12'1"
UPVC double glazed window to the front aspect. Wall mounted radiator. TV point. Access to an ensuite shower room.

En Suite & Dressing Room

UPVC double glazed window to the front aspect. Wall mounted radiator. Low level WC, pedestal wash hand basin with vanity storage unit and a large shower enclosure with glazed shower screen, mains shower fittings and fully tiled splashback. Wall mounted mirror. Shaver socket. The flooring is partly carpeted and tiled.

Bedroom Two

10'5" x 9'6"
A further double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator

Bedroom Three

13'1" x 6'2"
UPVC double glazed window to the rear aspect. Wall mounted radiator. TV point.

Bathroom

The bathroom is fitted with a modern and stylish three-piece white bathroom suite, which consists of a low-level WC, wall mounted wash hand basin with vanity storage unit. Panel bath with shower attachment and glazed shower screen. Wall mounted mirror. Recessed ceiling lighting. Ceramic tiled flooring.

Second Floor Landing

Wall mounted radiator. Useful storage area. Large skylights providing additional source of natural light. Access to the principal bedroom

Bedroom Four

9'6" x 9'10"
A double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Large recessed area suitable for a walk-in wardrobe or additional storage. Access to an ensuite shower room.

En Suite & Dressing Room

A large ensuite shower room fitted with a low-level w.c., wall mounted wash hand basin with vanity storage unit. Large corner shower enclosure with glazed shower screen. Fully tiled splashback and mains shower fittings. Wall mounted mirror. Wall mounted heated towel rail. UPVC double glazed window to the rear aspect. Ceramic tiled flooring.

OUTSIDE

Externally there is a driveway providing off-road parking for two vehicles to the front of the property. Rear garden with open aspect views. (The garden is currently undergoing landscaping).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	