



*jordan fishwick*

3 Moor Lane, SK9 6AG  
Guide Price £479,950

# Moor Lane Wilmslow SK9 6AG

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A stunning three double bedroom Period end terrace property positioned on Moor Lane in a highly desirable south Wilmslow location. The property is a short drive away from Wilmslow centre which offers a wide range of amenities. Ashdene Primary School (Ofsted rated outstanding), 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. The property in brief comprises a small garden frontage with access to an internal entrance hallway which leads to a living room, large kitchen diner and staircase providing access to the first floor. The living room features a stunning original style open fireplace with display shelving to the alcoves. Progressing through the property the kitchen diner is fitted with a stylish range of base units with complementary white Mirostone work surfaces with a range of quality integrated appliances. There is ample space for a kitchen table and chair set and access to a comfortable snug / additional living area which has space for additional furniture and TV, creating a very social and relaxing environment. Located on the first floor there are three well proportioned bedrooms with the principle bedroom boasting a large corner walk-in wardrobe. The bathroom has been tastefully installed featuring a stylish suite with on trend and fashionable black sanitary fittings. Externally there is also a brick outbuilding being used as a laundry room, offering additional secure storage. The landscaped garden has a southerly aspect, mature borders and is laid to lawn with two pebbled areas creating a patio and seating area. The property has had many period features reintroduced, these include quality double glazed sash windows and column radiators which create character whilst also benefiting from modern functionality. Viewings essential to fully appreciate



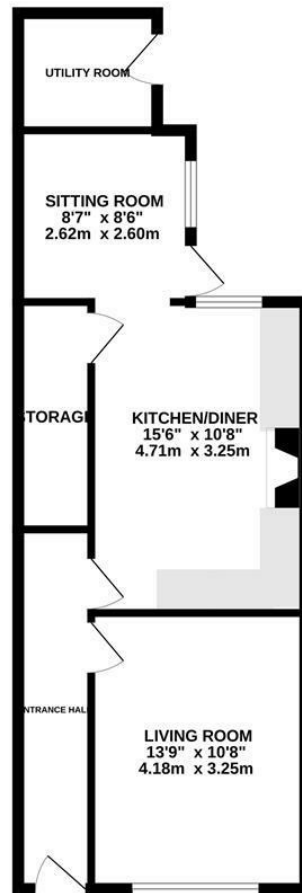
- Stunning Period Terrace
- Three bedrooms
- South Wilmslow Location
- Fully modernised
- Period features
- Utility room
- Beautiful garden
- Open plan kitchen and dining area



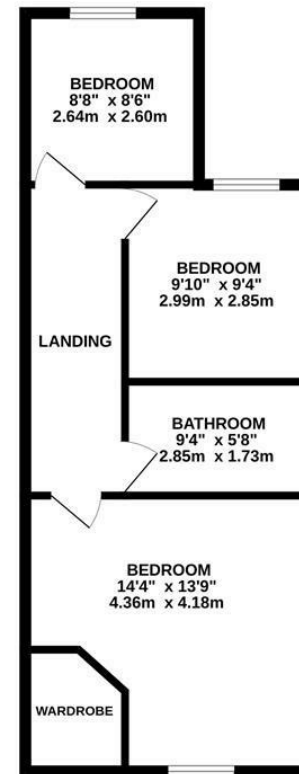
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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