



*jordanfishwick*

86 LACEY GREEN, WILMSLOW, SK9 4BG  
Guide price £335,000



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NO ONWARD CHAIN. An attractive THREE BEDROOM SEMI DETACHED property set within a desirable location for central Wilmslow with its various amenities, bars and restaurants and within convenient reach of the train station. The property has been improved to create modernised living accommodation throughout. in brief the property comprises: Covered entrance porch, entrance hall with exposed wooden floorboards, living room with exposed wooden floorboards and feature fireplace, contemporary fitted dining kitchen, pantry and french style doors to enclosed rear garden. To the first floor are two double bedrooms, a good sized third bedroom and contemporary shower room with wet room style shower. To the front of the property there is a driveway which provides off road parking and leads to the single garage. To the rear there is a well proportioned garden which is mainly laid to lawn and enclosed via well defined boundaries. Viewings essential in order to fully appreciate.

DIRECTIONS

Rom our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights, keeping to the right of Barclays Bank. At the next set of lights, continue straight through the lights and proceed straight on at the roundabout onto Manchester Road towards Handforth. Turn left into Styal Road and first right into Lacey Green Road and the property will be found on the right hand side.

Entrance Porch

With uPVC French style doors to the front and further uPVC windows to side and front elevations, further uPVC door leads to entrance hallway.

Entrance Hallway

Frosted uPVC double glazed window to front, stairs to first floor, picture rail, radiator, stripped floorboards.

Living Room 13'1" into bay x 12'3" to recess (3.99m into bay x 3.73m to recess)

UPVC double glazed bay window to front, recessed spotlights, wooden fire surround, stripped wooden floorboards and picture rail.

Open Plan Kitchen/Diner 18'9" max x 12'4" (5.72m max x 3.76m)

Kitchen Area

Fitted with a contemporary kitchen comprising a range of base and wall units with granite work surfaces over incorporating one and a half bowl sink unit with shower style mixer tap, uPVC double glazed window to rear, integrated oven and fitted microwave, integrated fridge freezer, recess and plumbing for washing machine, integrated dishwasher, fitted shelving, recessed spotlights, wooden breakfast bar. Open plan leading through to dining area.

Dining Area

Recessed spotlights, uPVC french style doors opening to rear garden and tiled flooring.

First Floor Landing

UPVC double glazed window to side, stripped floorboards, ceiling hatch providing access to roof void.

Bedroom One 11'2" x 12'2" (3.40m x 3.71m)

Attractive decorative feature fire surround, stripped floorboards, radiator, uPVC double glazed window to front elevation, picture rail and recessed spotlights.

Bedroom Two 12'4" x 9'11" (3.76m x 3.02m)

Another well-proportioned bedroom with radiator, picture rail and uPVC double glazed window to rear elevation.

Bedroom Three 8'10" x 8'6" (2.69m x 2.59m)

With uPVC double glazed window to rear elevation, picture rail and radiator.

Shower Room

Fitted with a contemporary suite with good size fitted shower enclosure designed in a "wet room" style with tiled splashbacks, mosaic tiled floor and seat, low level WC, bowl style wash hand basin, tiled flooring and walls, extractor, frosted uPVC double glazed window to front elevation.

OUTSIDE

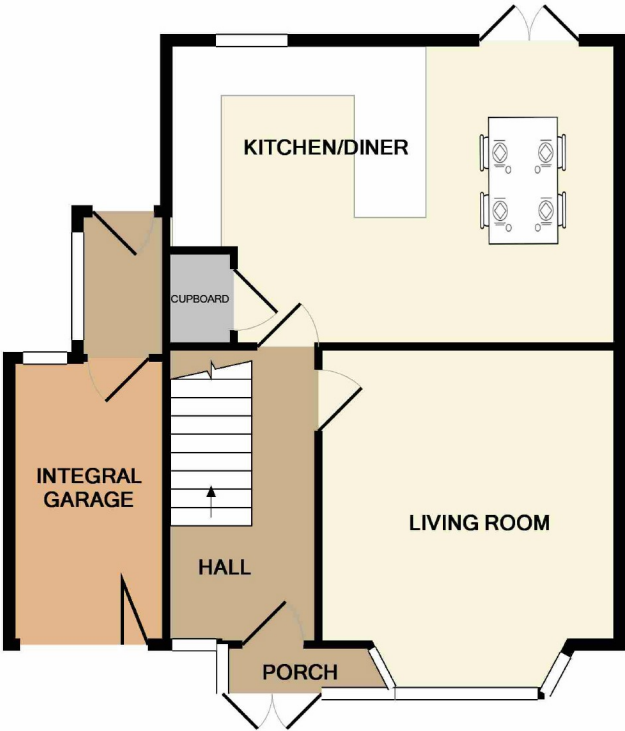
Gardens

To the front of the property, the driveway provides paved off road parking and well stocked borders. To the rear there is a well proportioned garden which is mainly laid to lawn and enclosed by timber fenced boundaries with mature trees to borders.

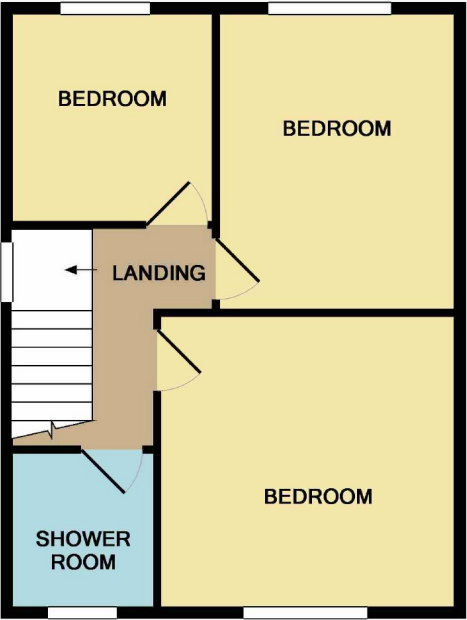
\*\* DRAFT DETAILS \*\*



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>		85	(81-91) <b>B</b>		85
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	69		(55-68) <b>D</b>	68	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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