



34 LACEY AVENUE, WILMSLOW, SK9 4BB

This traditional style three bedroom property is situated at the head of a cul de sac, behind a good size driveway to the front. Boasting a beautiful, southerly facing rear garden the accommodation in brief comprises: entrance porch, entrance hallway, well proportioned living room, attractive garden room/family room, extended modern fitted kitchen and an inner hallway/study area. The first floor accommodation comprises: three bedrooms and a three piece bathroom suite. To the front the long driveway provides off road parking for several vehicles and leads to the single detached garage. To the rear there are beautiful gardens which are mainly laid to lawn with a raised patio area offering ideal entertaining space. Viewings essential.

Directions

From 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. Take the first turning on the right hand side into Lacey Avenue and the property will be found identified by our For Sale board.

Entrance Porch

Double glazed front door, windows to front and side and tiled shelf.

Entrance Hallway

Window to front, ceiling coving, stairs to first floor, modern radiator and wood flooring.

Living Room 21'1 max x 10'5 (6.43m max x 3.18m)

A well proportioned room with uPVC double glazed bay window to front, attractive feature fire surround with inset gas fire, ceiling coving, sliding double glazed door to family/garden room.

Family Room/Garden Room 17'0 x 8'9 (5.18m x 2.67m)

A good size versatile room with uPVC double glazed windows to side and rear, feature wood burning stove, wood effect flooring, double glazed vaulted ceiling providing a good degree of natural light, french style doors to gardens. Open through to inner hall/study area.

Breakfast Kitchen 10'11 x 7'5 max (3.33m x 2.26m max)

Refitted with a range of modern base and wall units with work surfaces over incorporating a Belfast sink unit, Bosch oven and five ring hob with extractor hood over, breakfast bar area, built in fridge/freezer and dishwasher with matching cupboard fronts, double glazed window, uPVC double glazed door to side of property, recess and plumbing for washing machine.

Inner Hallway/Study Area 11'10 max x 7'7 max (3.61m max x 2.31m max)

Wood effect flooring, radiator. Open through to family/garden room and kitchen.

First Floor Landing

UPVC double glazed window to side, ceiling coving, ceiling hatch to roof void.

Bedroom One 12'5 into bay x 8'7 to ward front (3.78m into bay x 2.62m to ward front)

UPVC double glazed window to front, double width fitted mirrored wardrobes, ceiling coving, radiator.

Bedroom Two 10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed windows to rear, fitted wardrobes, radiator.

Bedroom Three 7'9 x 7'2 max (2.36m x 2.18m max)

Corner style feature window, fitted wardrobes, radiator, ceiling coving.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, frosted uPVC double glazed window to rear, tiled splashbacks, fitted airing cupboard housing gas central heating boiler.

Outside

Detached Garage

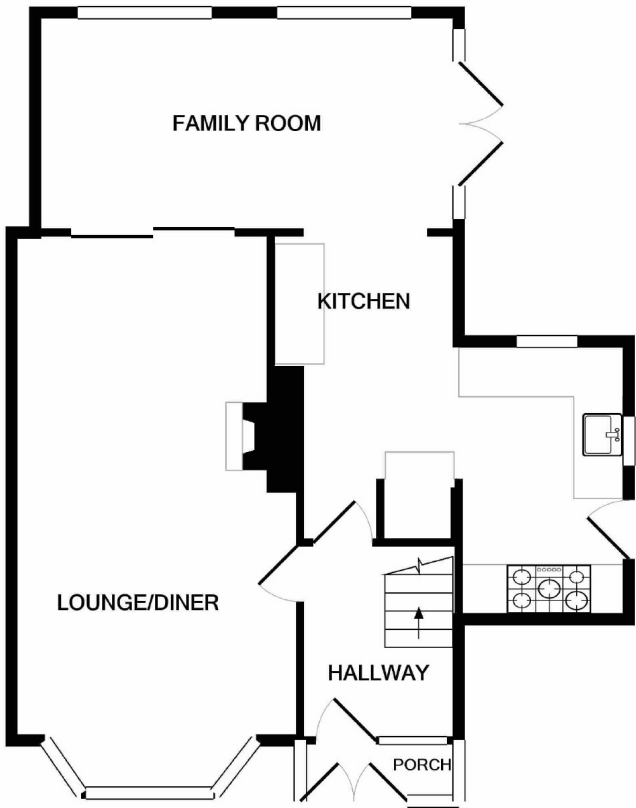
Gardens

To the front the long driveway provides off road parking for several vehicles. To the rear there are mature gardens which are mainly laid to lawn with a raised patio, shrub bed borders and fenced boundaries.

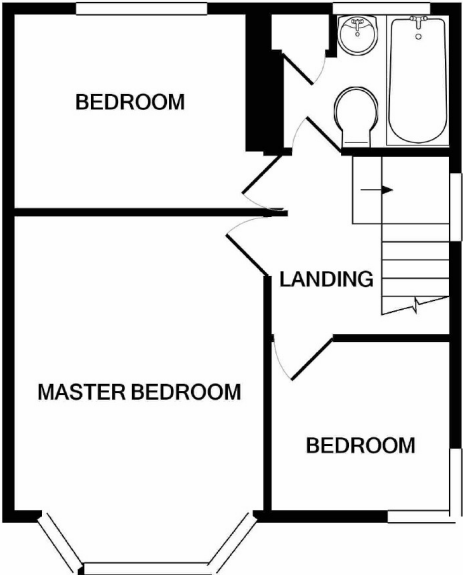
** DRAFT DETAILS **



GUIDE PRICE £375,000



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82-100) A		
(61-81) B		
(39-60) C		
(17-38) D		
(9-16) E		
(1-8) F		
(0-1) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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