

# 11 MORAN CLOSE

WILMSLOW



Andrew J Nowell  
& Company

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## 11 MORAN CLOSE, WILMSLOW, SK9 3UF

A delightful remodelled detached family home with high quality fittings throughout with detached home office/gym, located on a desirable cul-de-sac within easy reach of Wilmslow centre.

- Entrance Hall
- Living Room
- Living Dining Kitchen
- Cloakroom with W.C
- Garage
- Home Office/Gym
- 4 Bedrooms
- 2 Bathrooms (1 en-suite)
- Garden and Off Road Parking

Moran Close is a highly desirable family home in a sought after location on a cul-de-sac within easy reach of Wilmslow village centre. Wilmslow offers an excellent range of shopping including stylish boutiques, fine restaurants and is renowned for its excellent local and private schooling. There are wonderful local walks nearby including the Bollin Valley and the parkland known as The Carr's. The railway station is within walking distance offering local and intercity rail links to Manchester and London. The motorway network system, Manchester International Airport are within easy reach.







11 Moran Close has been carefully and sympathetically extended and remodelled by its current owners and is finished to a high standard throughout. Features of particular note include the impressive living dining kitchen with high quality units with Hanex worksurfaces and integrated NEFF appliances, polished marble flooring and with bi-folding doors opening onto the garden. The living room has a bay window and a Bellfires contemporary through fireplace. There is a cloakroom with W.C and integral garage.

To the first floor there are four double bedrooms and two bathrooms (1 en-suite) both with bespoke tiling and contemporary sanitary ware.

Externally there is a good size garden and patio with a detached office/gym and there is a driveway to the front providing good parking facilities.

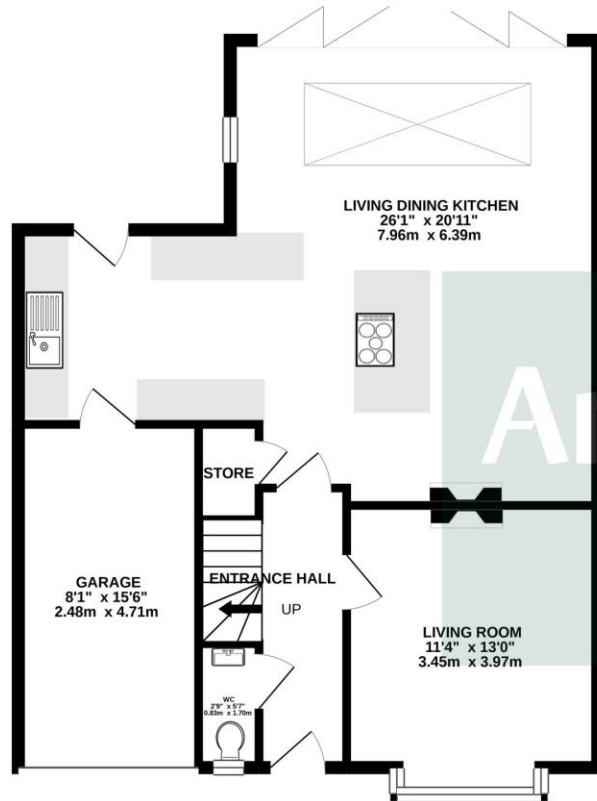
To fully appreciate the appeal of this property a personal inspection is highly recommended.

## DIRECTIONS – SK9 3UF

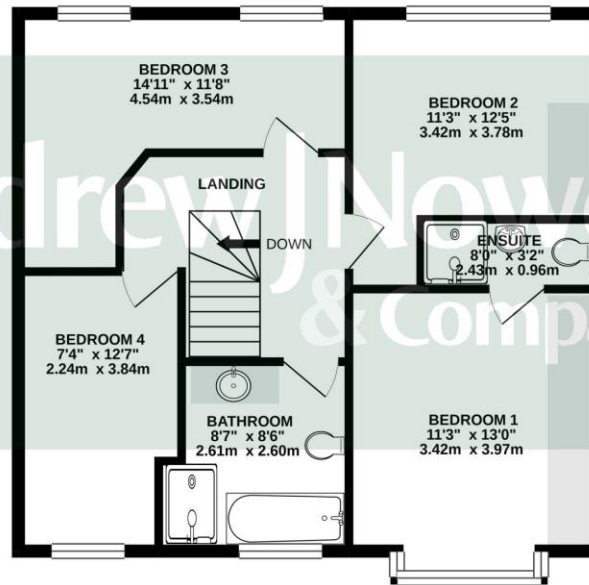
From our Alderley Edge office proceed along the village on the main London Road (A34) towards Wilmslow, turning right onto the by-pass (A34) and continue across three roundabouts, at the fourth roundabout take the first exit then take the fourth exit onto Dean Row Road at the next roundabout, continue along Dean Row Road taking the first exit onto Handforth Road, continue along Handforth Road for approximately half a mile, turning left into Welland Road and Moran Close is the fourth cul-de-sac on the left hand side and number 11 can be found at the end of the cul-de-sac



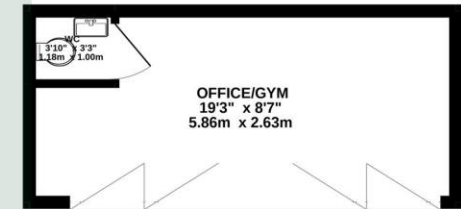
GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



OFFICE/GYM  
166 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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