



2 MOORWAY, WILMSLOW, SK9 6DD

Situated in a pleasant cul-de-sac in South Wilmslow is this beautifully presented three bedroom bay fronted semi detached house. Offering great accessibility local amenities such as local shops on Chapel Lane, parks, excellent local schools and rural walks and trails, all within walking distance. The long driveway to the front provides ample off road parking for several vehicles. The internal accommodation is elegant and decorated in neutral tones with an entrance porch opening to the reception hallway. The bay fronted living room features an attractive fireplace, leading through to the spacious dining room with French doors opening to the rear garden. The stylish kitchen overlooks the rear garden. To the first floor are three bedrooms and a fabulous high quality family bathroom. To the side of the property there is a garage. To the rear is an attractive landscaped garden with decked patio areas providing the ideal place to enjoy the sun. The lawned garden is complemented with timber sleeper flower beds and a pebble patio area. Timber panel fencing to the boundaries. There is potential to extend to the side subject to the usual consents and planning permissions.

DIRECTIONS

From our Wilmslow office, proceed in a southerly direction along Alderley Road to the Kings Arms roundabout and take the third exit onto Bedells Lane. Turn left into Chapel Lane, by the Carters Arms and continue along Chapel Lane, which in turn becomes Moor Lane. After some distance turn left into The Circuit and Moorway will be found at the bottom of the cul de sac on the left hand side, the property being identified by our For Sale board.

Entrance Porch

With high gloss porcelain tiled floor and cloaks hanging.

Entrance Hall

High gloss porcelain tiled floor, radiator, understairs storage, glass sided staircase to first floor with stainless steel hand rail.

Modern Kitchen 7'6" x 7'6" (2.29m x 2.29m)

Fitted with a range of base and wall units with work surfaces over incorporating one and a half bowl sink unit, four ring gas hob with concealed extractor over, integrated fridge and freezer, built in oven and microwave, recess for washer/dryer, uPVC double glazed window to rear, and high gloss tiled porcelain floor.

Bay Fronted Lounge 13'8" x 12'2" (4.17m x 3.71m)

Feature electric stove fire set into the chimney breast with timber mantle over, uPVC double glazed bay window to front with plantation shutters, wood floor and archway to the dining room.

Dining Room 10'7" x 7'6" (3.23m x 2.29m)

Spacious dining room with uPVC french door to rear,

First Floor

Airing cupboard

Bedroom One 12'2" x 10'7" (3.71m x 3.23m)

An elegant bedroom with uPVC double glazed bay window with Plantation shutters and radiator.

Bedroom Two 10'7" x 9'1" (3.23m x 2.77m)

UPVC double glazed window to rear with Plantation shutters, and radiator.

Bedroom Three 7'6" x 7'6" (2.29m x 2.29m)

UPVC double glazed window to rear with Plantation shutters and radiator.

Bathroom

A stylish bathroom with a three piece suite comprising panelled bath with shower over, low level wc, wash hand basin with cupboard below, chrome towel rail, uPVC double glazed window to front with Plantation shutters and high gloss porcelain tiled floor.

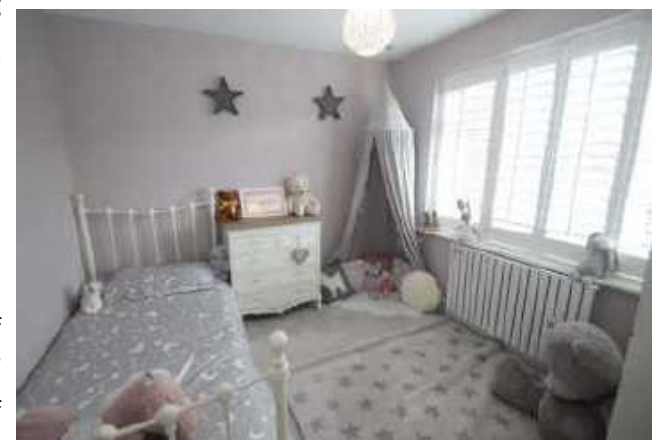
OUTSIDE

Detached Garage 19'10" x 8'2" (6.05m x 2.49m)

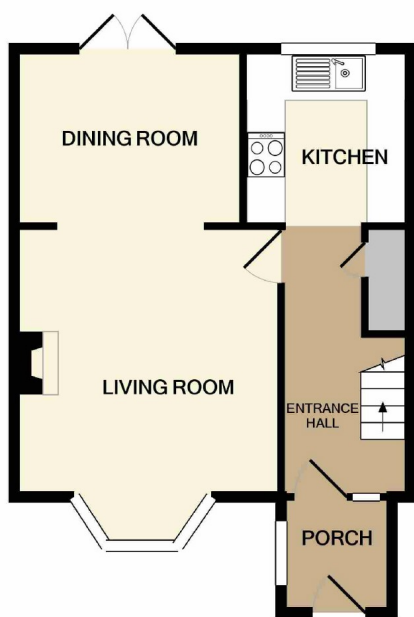
With electric timber double doors and courtesy door to side.

Gardens

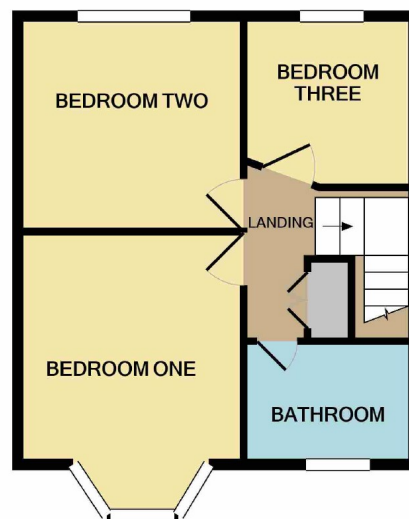
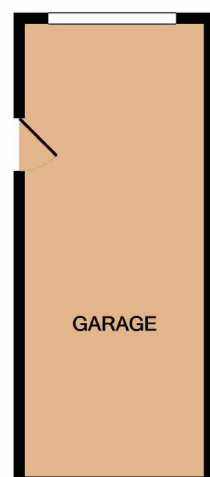
To the front of the property the gravel driveway provides off road parking for two cars. Whilst to the rear the garden has decked patios and gravelled areas together with a lawned area and fenced boundaries affording a good degree of privacy.



GUIDE PRICE £409,950



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		54	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		52	85

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