



jordan fishwick

23 Lacey Avenue, SK9 4BB
Guide Price £410,000



Lacey Avenue Wilmslow SK9 4BB

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Located on Lacey Avenue, this extended three bedroom traditional semi-detached property is positioned on a quiet cul-de-sac within walking distance of Wilmslow town centre, car park and train station. The property briefly comprises a porch leading to the entrance hallway, with a staircase rising to the first floor accommodation. To the ground floor is a generously proportioned living room with a bay-fronted window overlooking the front aspect and a feature living-flame gas fireplace. Double doors lead through to the rear extension, currently used as a dining area, with sliding patio doors opening onto the rear garden. The extended kitchen and morning room is fitted with a modern range of white gloss base and wall units, complemented by black work surfaces and tiled splashbacks. The morning room provides ample space for a dining table and chairs, creating a sociable and practical kitchen/dining space. There is also an understairs storage cupboard, wall-mounted modern Vaillant gas boiler and UPVC double-glazed windows throughout, providing an abundance of natural light. Additionally, the ground floor benefits from a third reception room, ideal for use as a home office or study. To the first floor are three bedrooms. The principal bedroom benefits from fitted wardrobes, providing useful additional storage, while bedroom three also features fitted wardrobes, maximising space and practicality. The bathroom is fitted with a traditional three-piece suite with an electric shower over the bath, while an airing cupboard provides further useful storage. Externally, the rear of the property features a well-maintained, mature garden with a high degree of privacy and a southerly aspect, laid mainly to lawn with a patio area. There is also access to a utility room with ample space for laundry appliances and additional storage. To the front is a well maintained lawned garden with borders and a paved driveway providing off-road parking.



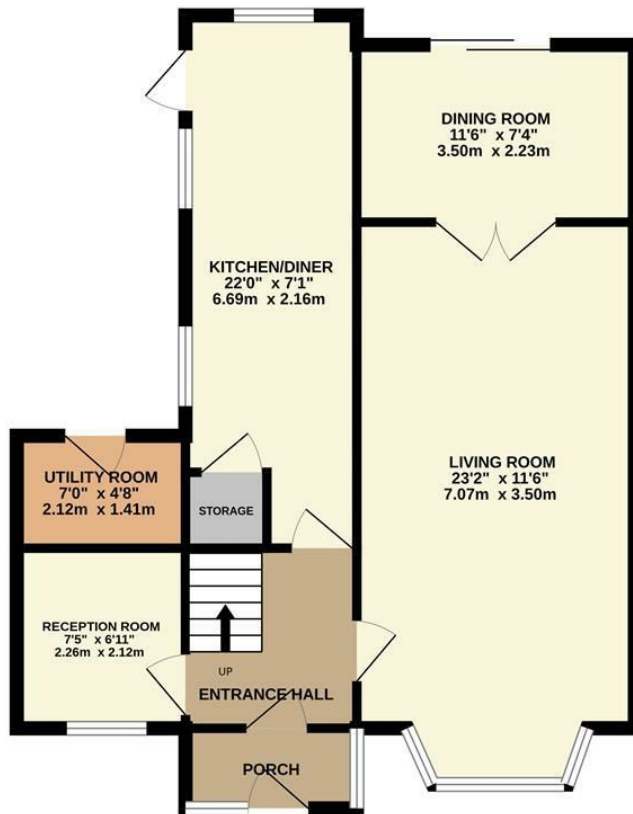
- Extended Semi Detached Property
- Three bedrooms
- Kitchen Dinner
- Three reception rooms
- Off road parking
- Utility Room
- Cul-de-Sac Location
- Gardens front and rear



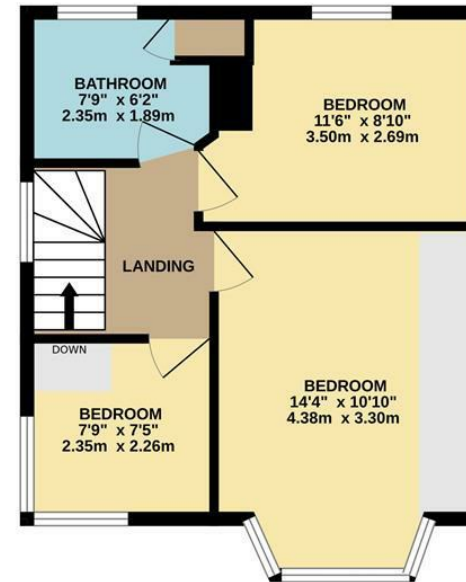
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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