

# DELISA MILLER



**Situated 3 miles from Wilmslow town centre**

**South facing garden**

**Driveway for several cars and garage**

**In need of modernisation throughout/priced to sell**

**Fabulous potential and situated in the ever popular Styal village**



**Moss Lane**  
Wilmslow, SK9 4LF

**Offers in the Region  
Of £610,000**

Entrance Porch

Entrance Hallway 7' 4" x 12' 2" (2.23m x 3.71m)

Stairs to the first floor accommodation, single glazed with secondary glazing window the the side elevation, under stair storage and alarm.

Living Room 21' 8" x 14' 9" (6.60m x 4.49m)

Door leading into the conservatory, window to the conservatory and to the garden room, radiator, living flame gas fire, two radiators.

Conservatory

Garden room

Dining Room 13' 4" x 10' 1" (4.06m x 3.07m)

Three windows to the front elevation, radiator, wall lights and ample power sockets.

Inner hallway

Door to the garage

W.C.

Low level W.C, hand wash area and double glazed frosted window.

Kitchen 14' 0" x 8' 9" (4.26m x 2.66m)

Kitchen is fitted with a range of base level units, rolled top work surfaces, wooden work surfaces, fully tiled. radiator and door to a small utility area.

Small storage space/Utility

Small useable storage space can be used as a utility room.

First Floor Landing

Window to the side elevation, entrance to the loft area and light point.

Family Bathroom 5' 9" x 7' 9" (1.75m x 2.36m)

Corner bath, low level w.c. hand wash basin, radiator and frosted window.

Bedroom 1 8' 0" x 12' 0" (2.44m x 3.65m)

Window to the rear elevation, radiator and light point.

Dressing Room 8' 8" x 10' 1" (2.64m x 3.07m)

Double glazed to the rear of the property, stairs leading to the front elevation, plumbed in for a sink.

Cloakroom 2' 11" x 4' 3" (0.9m x 1.3m)

Low level W.C, windows to the side and front elevation,

Bedroom 2 13' 0" x 9' 10" (3.96m x 2.99m)

Secondary glazed window to the side and front elevation, radiator and light point.



While every effort has been made to ensure the accuracy of the floor plan, the architect does not accept any liability for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metaplan 12023

# Energy performance certificate (EPC)

23 Moss Lane  
Styal  
WILMSLOW  
SK9 4LF

Energy rating

**D**

Valid until: **24 August 2033**

Certificate number: **8817-0728-8010-0494-1222**

## Property type

Detached house

## Total floor area

160 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)