

Timothy a brown



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Energy performance certificate (EPC)

14, Lacey Avenue WILMSLOW SK9 4BB	Energy rating D	Valid until: 15 June 2028
Certificate number: 9848-8038-7226-5488-6944		
Property type Mid-terrace house	Total floor area 91 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>).

Energy rating and score
This property's energy rating is D. It has the potential to be B.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
See how to improve this property's energy efficiency.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score Energy rating Current Potential
52+ A
51-51 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G

<https://find-energy-certificate.service.gov.uk/energy-certificate/9848-8038-7226-5488-6944/printtrue>

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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Timothy a brown

www.timothyabrown.co.uk



14 Lacey Avenue
Wilmslow, Cheshire SK9 4BB

Selling Price: £385,000

- NO ONWARD CHAIN – IDEAL FOR A SMOOTH AND SWIFT PURCHASE
- HIGHLY DESIRABLE LOCATION ON LEAFY LACEY AVENUE, WILMSLOW
- EXCEPTIONALLY SPACIOUS MID TERRACED COTTAGE WITH PERIOD CHARM
- TWO VERSATILE RECEPTION ROOMS PERFECT FOR LIVING, DINING, OR HOME WORKING
- BESPOKE JAMIE ROBINS KITCHEN WITH NATURAL OAK WORKTOPS, BELFAST SINK & INTEGRATED APPLIANCES
- TWO GENEROUS DOUBLE BEDROOMS WITH PLENTY OF NATURAL LIGHT
- SHOWER ROOM PLUS SEPARATE W.C. TO FIRST FLOOR
- LOW MAINTENANCE REAR COURTYARD OFFERING A PEACEFUL OUTDOOR RETREAT
- CLOSE TO SAINSBURY'S, WAITROSE, TESCO EXPRESS, AND WILMSLOW TOWN CENTRE

NO ONWARD CHAIN

Positioned on the highly desirable and leafy Lacey Avenue in Wilmslow, this exceptionally spacious mid-terraced cottage offers beautifully balanced accommodation that blends period charm with modern comfort.

Rarely available in this location, the property presents an outstanding opportunity to acquire a generously proportioned two double bedroom home, perfectly suited to families, professionals, or those seeking a tranquil yet well-connected lifestyle.

The ground floor features two welcoming and versatile reception rooms, ideal for entertaining, home working, or everyday family living. There is the bespoke kitchen by Jamie Robins showcasing natural oak worktops, a Belfast sink, integrated appliances, and ample storage. The kitchen opens directly onto the larger-than-average rear courtyard garden, creating an ideal space for alfresco dining and outdoor relaxation.

Upstairs, the first floor offers two generous double bedrooms, both filled with natural light and finished in tasteful, neutral décor. These are served by a contemporary shower room, complemented by a separate cloakroom, providing excellent functionality for modern living.

Externally, the low-maintenance rear courtyard provides a peaceful retreat, while the front

forecourt adds to the home's attractive kerb appeal.

Lacey Avenue is superbly located for a wide range of amenities, with Sainsbury's, Waitrose, and Tesco Express all within a short drive. Wilmslow town centre is close by, offering an excellent selection of independent shops, cafés, and restaurants. The area is particularly popular with families due to its outstanding local schooling, with highly regarded primary and secondary schools within easy walking distance.

Transport connections are equally impressive: Wilmslow train station is less than a mile away, providing regular direct services to Manchester, Stockport, and London Euston, while the A34 offers swift access to Manchester Airport, just under five miles away. Leisure and wellbeing are well catered for with Wilmslow Leisure Centre, several gyms, and an abundance of nearby green spaces, including The Carrs Park and the National Trust's Quarry Bank Mill in Styall. Healthcare facilities are also conveniently close, with local GP surgeries and Wilmslow Health Centre nearby.

This charming and deceptively spacious cottage is a rare find, offering character, comfort, and exceptional convenience within a quiet, countryside-adjacent setting.

Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.



The accommodation briefly comprises
(all dimensions are approximate)

FRONT : Small forecourt with block paved pathway and herbaceous shrubbery.

ENTRANCE : Stone block paved step with intricate detail to storm porch. Timber panelled and glazed door.

HALL : Ornate coving to ceiling. Picture rail. Single panel central heating radiator. Natural oak floor. Stairs to first floor.

LOUNGE 13' 3" x 10' 6" (4.04m x 3.20m): Two timber framed sash windows to front aspect. Single panel central heating radiator. 13 Amp power points. Picture rail. Deep skirting. Feature cast iron radiator.

DINING ROOM 14' 1" x 11' 2" (4.29m x 3.40m) plus understairs alcove: Timber framed sealed unit double glazed window to rear aspect. Two single panel central heating radiators. Natural pine floor. Exposed brick recessed fireplace having cast iron stove inset. Understairs store cupboard. Squared off opening to kitchen.

KITCHEN 15' 0" x 7' 5" (4.57m x 2.26m): Timber framed sealed unit double glazed windows to dual aspects. Low voltage downlighters inset. Natural wood block preparation surfaces with ceramic Belfast sink inset. Natural wood base units and drawers. Space for slot-in gas cooker with extractor hood over. Integrated washing machine. Integrated slimline dishwasher - (does not work, buyer to replace). Space for fridge/freezer. Cupboard housing Bosch gas combi boiler. Stone flag floor. Timber framed sealed unit double glazed door to rear garden.

First Floor :

LANDING : Galleried landing with spindled balustrade. Natural oak floor. Access to roof space. Store cupboard.

BEDROOM 1 FRONT 14' 3" x 11' 11" (4.34m x 3.63m): Two timber framed sash windows to front aspect. Double panel central

heating radiator. 13 Amp power points. Feature cast iron fireplace.

BEDROOM 2 REAR 14' 2" x 9' 0" (4.31m x 2.74m): Timber framed sealed unit double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power point. Period cast iron feature fireplace. Natural oak floor.

SHOWER ROOM 7' 5" x 7' 4" (2.26m x 2.23m): Timber framed sealed unit double glazed window to rear aspect. Low voltage downlighters inset. Wall hung ceramic wash hand basin with chrome mixer tap. Large walk-in shower with shaped glass screen and thermostatic controlled mains fed shower. Fully tiled walls. Period style radiator. Centrally heated towel radiator.

SEPARATE CLOAKROOM 6' 10" x 4' 6" (2.08m x 1.37m): Timber framed sealed unit double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: low level W.C., circular wash hand basin with glass shelf and chrome centrally heated towel radiator. Natural oak floor. Mosaic wall tiles to one wall. Wall mounted radiator.

REAR : Adjacent to the side and rear of the property is a stone flag paved terrace ideal for alfresco entertaining with steps down to the low maintenance gardens laid with gravel and all enclosed with timber lapped fencing. Timber garden store. Gated access to rear shared access heading back onto Lacey Avenue.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: SK9 4BB

