

28a Oak Lane

Wilmslow, SK9 6AF



FOR SALE

mosley jarman

WILMSLOW
01625 444899
www.mosleyjarman.co.uk

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28a Oak Lane, Wilmslow, SK9 6AF

£425,000

A beautifully presented and well maintained three-bedroom bay fronted semi-detached home built by Jones. The accommodation includes an entrance hall (with understairs storage cupboard), living room (with bay window and an electric fire with timber mantle and surround), dining room, kitchen (fitted with modern cream units and there is space for a cooker, fridge freezer and washing machine. Integrated slim line dishwasher and extractor hood. Under unit lighting and serving hatch. Back door opens to the rear garden). Landing (with loft access), main bedroom (with fitted wardrobes), second double bedroom (with fitted wardrobes), third bedroom (with a fitted double storage cupboard), bathroom (fitted with glass shower enclosure with Triton electric shower fittings within, pedestal wash hand basin, tiled walls and an airing/linen cupboard) and separate w.c. Double glazed windows and gas fired central heating (run by a Glow worm boiler).



- Beautifully presented and well maintained
- Three bedrooms
- Front and rear garden
- Walking distance of the town centre and popular local schools
- Council Tax Band - D
- Bay fronted semi-detached home
- Driveway and detached garage
- Nearby access to Lindow Common and close to Chapel Lane shops
- EPC rating - D
- Freehold - £12 per annum rent charge



The Grounds & Gardens

The property has a driveway to the front and a detached garage to the rear. There are attractive gardens to the front and rear.

The Location

Situated in a sought-after location with nearby access to Lindow Common as well as being within walking distance of local shops on Chapel Lane, the town centre and popular local primary schools as well as Wilmslow High School.

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Heating: Gas Fired Central Heating

Mains: Gas, Electric and Water

Flood Risk*: Very low risk of flooding from rivers & seas. Medium risk of surface water

flooding. Other flood risks unlikely.

Broadband***: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage***: Mobile coverage with all main providers (EE, Three, O2, Vodafone).

Parking: Driveway and detached garage to the rear.

Tenure: Freehold with a £12 per annum rent charge

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 6AF**

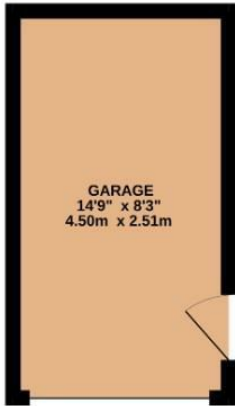
What 3 Words: **wiring.test.lungs**

Council Tax Band: **D**

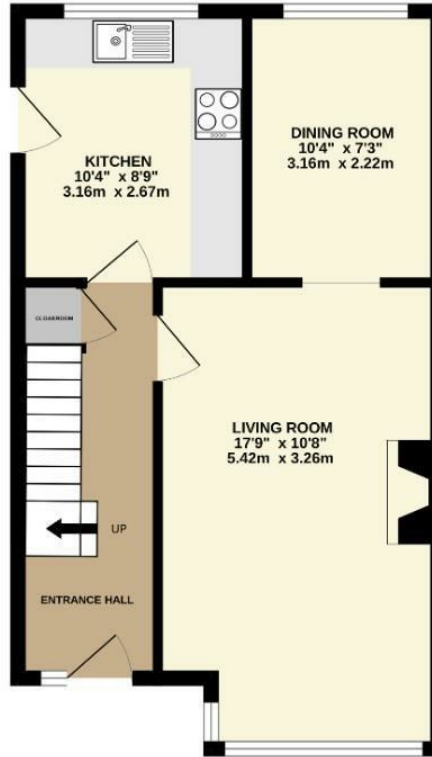
EPC Rating: **D**

Tenure: **Freehold**

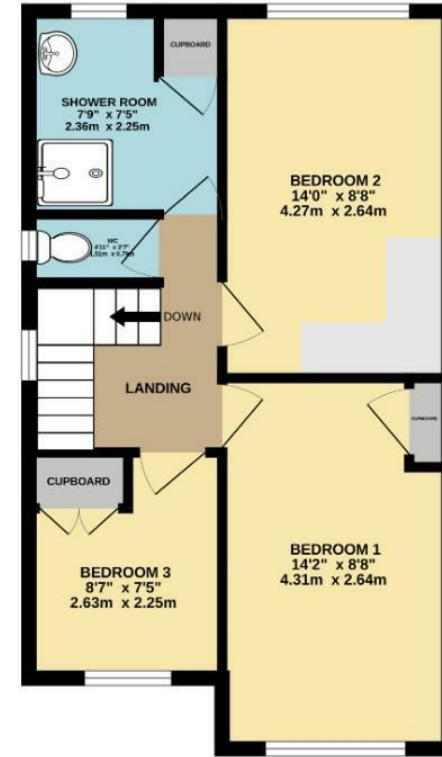
GARAGE
122 sq.ft. (11.3 sq.m.) approx.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.