

78 South Oak Lane

Wilmslow, Cheshire, SK9 6AT



mosley jarman



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£489,950

An attractive and stylishly presented two double bedroom period end of terrace home which retains character and original period style features (picture rails, original internal doors, stripped and varnished floorboards, cast iron fireplaces and York Stone flooring). The house benefits from double glazed sash style windows, gas fired central heating run by a recently installed boiler with SMART controlled radiator thermostats and there is a security alarm. The accommodation includes a hall, dining room (with inset living flame gas fire with cast iron surround and a wooden mantle), living room (with cast iron fireplace, period alcove cupboard, attractive York stone floor and understairs storage cupboard), kitchen (re-fitted with modern shaker style units, integrated appliances that include an electric oven, gas hob, extractor, fridge freezer, washing machine and a dishwasher and there is a York Stone floor), landing (with loft access), a spacious main bedroom (with cast iron fireplace and a large recessed cupboard/wardrobe), a large second double bedroom and a bathroom (with white sanitary ware with glass screen, mixer tap shower fittings and thermostatic shower fittings over the bath. Tiled floor and walls, ladder radiator and linen storage cupboard).



- Attractive and stylishly presented period end of terrace
- Original period features and character
- Driveway and large private south westerly facing rear garden
- EPC Rating - D
- Freehold
- Sought after South Wilmslow location
- Two double bedrooms
- Potential to extend and/or convert the loft
- Council Tax Band - D



The Grounds & Garden

A driveway to the front provides off road parking and there is an enclosed courtyard garden to the rear with a large garden that extends to approximately 100 feet from the rear of the house. The gardens are private, south westerly facing and are not overlooked. There is a brick built outhouse with light and power.

The Location

Situated in a sought after South Wilmslow location within a short walk of the town centre (0.8 of a mile), the train station (1.2 miles), Lindow Common (0.4 of a mile) and the local shops on Chapel Lane (0.2 of a mile) as well as being close to sought after primary schools. 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

Council Tax Band: D

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk^{**}: Very low risk of flooding from rivers & seas. High risk of surface water flooding.

Broadband^{**}: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage^{**}: Mobile coverage with O2 & Vodafone likely.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: Neighbouring property has right of way through rear garden for access (bins, window cleaning etc).

Accessibility: To be confirmed.

Tenure: Freehold

* 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 6AT**

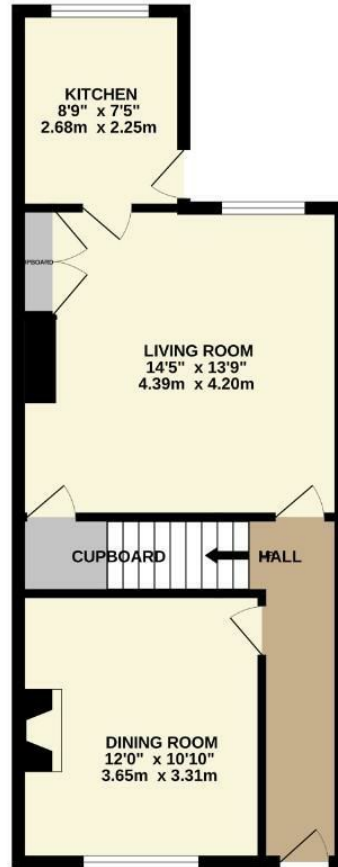
What 3 Words: **valve.woof.employ**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.

While 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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