



75 South Oak Lane, Wilmslow, Cheshire, SK9 6AT

mosley jarman

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£2,695 Per Calendar Month

- A stunning semi-detached family home built in 2019
- Accommodation arranged over three levels
- Kitchen and bathroom finished to the highest standard
- Four double bedrooms, two with en suite shower rooms
- Underfloor heating to the ground floor
- Large playing field opposite
- Sought after location within Wilmslow
- Short walk to the Town centre
- Off road parking for three cars. Courtyard style enclosed garden to the rear
- EPC rating: B (86/94). Council Tax band: F (Cheshire East)



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Built in 2019 this semi-detached family home enjoys a sought after location within a short walk of Wilmslow town centre. Arranged over three levels and providing deceptively spacious family accommodation which has been completed to the highest of standards, this semi-detached home has to be seen to be fully appreciated. On the ground floor an entrance hall provides access to a downstairs wc, attractive entertaining lounge and delightful full width family breakfast/dining Siematic kitchen. The kitchen is equipped with a quality range of units and integrated appliances and there is also a separate utility room. A stairway leads to the first floor where a landing opens through to a master bedroom with dressing area (fitted wardrobes and hanging rails) and quality en suite shower room. A further double bedroom and quality family bathroom (bath, step in shower, wc, and sink) are also provided on this level. A stairway leads to a second floor landing where there are two more double bedrooms, both with eaves storage and a further quality shower room. Warmed by underfloor heating on the ground floor and radiator heating on the first and second floors. Located at the Gravel Lane end of South Oak Lane with a large playing field opposite. To the front, there is parking for three cars, whilst to the rear is an enclosed courtyard style garden. UNFURNISHED. AVAILABLE: 25th APRIL 2025

IMPORTANT INFORMATION

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

Heating: Gas

Mains: Gas, Electric, Water

Refuse - Cheshire East Council operate a chargeable garden waste disposal service. For full details please visit cheshireeast.gov.uk/gardenbin

Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

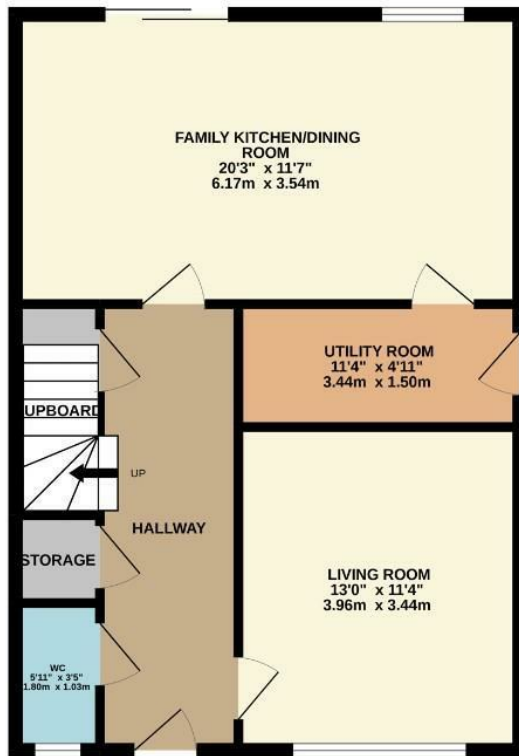
Mobile providers - Likely coverage by O2 and Vodafone

**Information provided by Ofcom checker.

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



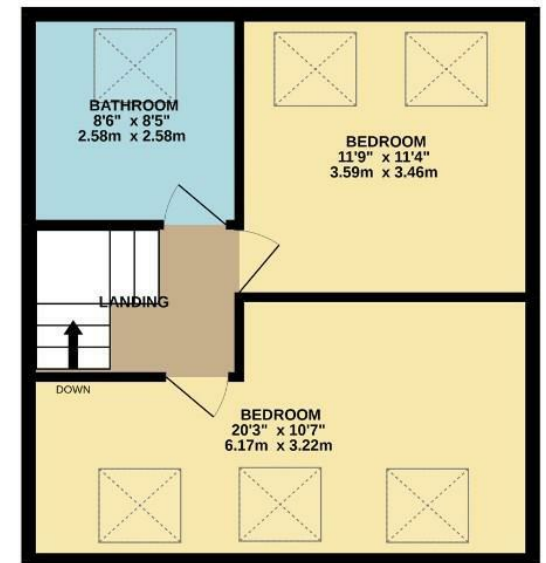
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.4 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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