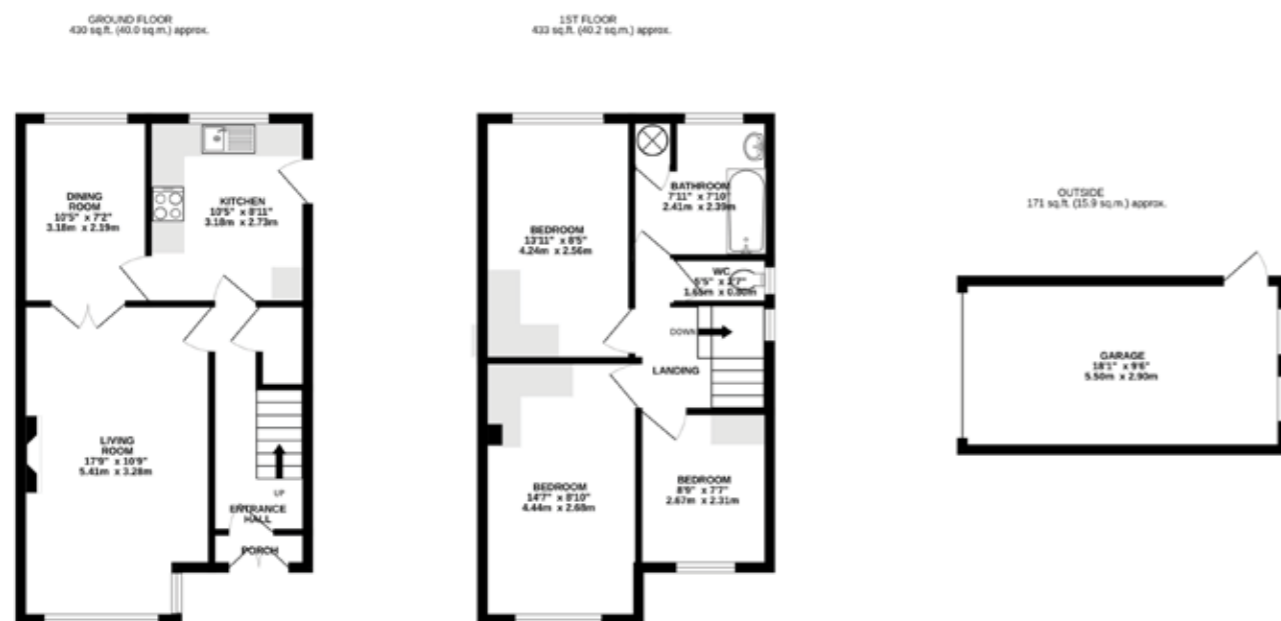
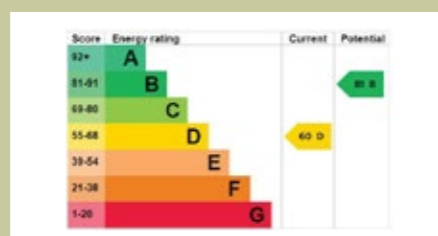


28 OAK LANE
 Wilmslow
£415,000



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan C2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Wilmslow
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GASCOIGNE HALMAN

A lovingly maintained and well-presented bay-fronted semi-detached property situated in a sought after South Wilmslow location close to local shops and reputable schools. The property offers three bedrooms, two reception rooms, refitted kitchen, delightful rear garden and detached garage. Sold with no vendor chain.

- Attractive Semi-Detached Property
- Lovingly Maintained Throughout
- Three Good-Size Bedrooms

- Two Reception Rooms
- Delightful Rear Garden With Detached Garage
- Sought After South Wilmslow Location

£415,000

28 OAK LANE

Wilmslow



We are pleased to introduce this attractive bay-fronted semi-detached property which offers excellent scope to enhance and add-value whilst enjoying a superb convenient South Wilmslow location. Internally the property has been beautifully maintained by its previous owners and comprises; entrance porch opening to a welcoming entrance hallway, generous sized front living room with bay-window and feature fireplace with double doors opening to a separate rear dining room. A refitted kitchen which enjoys garden views and gives door access to the rear garden completes the ground floor accommodation. To the first floor there are three bedrooms including

two good-size double bedrooms both of which offer a range of fitted wardrobes as well as a further single bedroom. A family bathroom with three piece suite and separate wc which could be converted to one larger bathroom serves all three bedrooms. Externally to the front there is a gated pathway with a small lawned garden with side access which leads to a delightful rear garden, mainly laid to lawn with patio area and well-stocked borders. The property also has the added benefit of its own detached garage which can be accessed via the rear of the property boundary. The property enjoys a superb location only moments from Chapel Lane with its array of independent shops, food outlets

and other services as well as only a short walk to Gorsey Bank Primary school, Lindow Common and Wilmslow town centre. **LOCATION** Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a

number of private sporting clubs in the area. **DIRECTIONS** Sat-Nav: SK9 6AF **TENURE** Freehold. Subject to verification by solicitors. **SERVICES (NOT TESTED)** Services have not been tested and you are advised to make your own enquiries and/or inspections. **LOCAL AUTHORITY** Cheshire East. Property Band: D **VIEWING** Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN