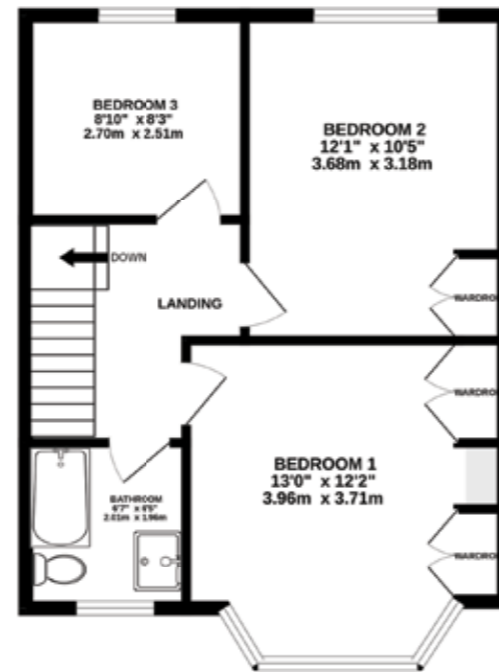


40 SOUTH OAK LANE
 Wilmslow
OFFERS OVER
£600,000

GROUND FLOOR
 635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
 477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Memphis ©2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

A beautifully presented bay-fronted semi-detached property boasting tastefully extended and stylish accommodation situated only 0.4 miles from Wilmslow town centre. ****NO UPWARD CHAIN****

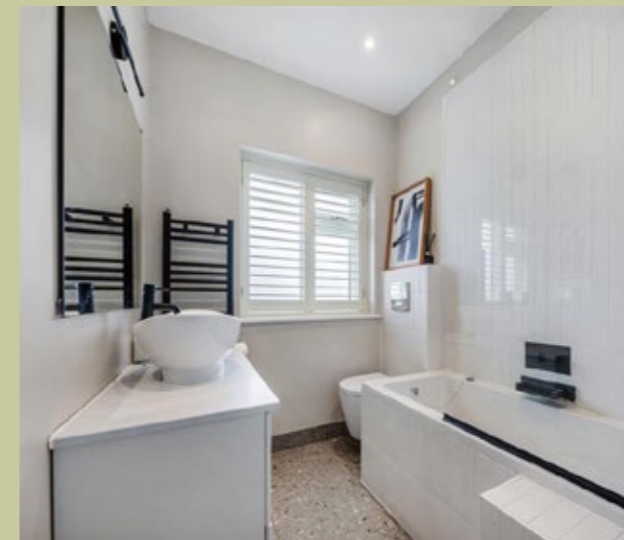
- Attractive 1930's Semi-Detached Home
- Tastefully Extended And Enhanced To A High Standard Throughout
- Superb Extended Living-Dining Kitchen With Bi-Fold Doors
- Three Double Bedrooms

- Stylish Refitted Bathroom
- Large West Facing Garden With Indian Stone Patio
- Off-Road Parking
- Prime South Wilmslow Location only 0.4 miles To Wilmslow Town Centre.

**OFFERS OVER
£600,000**

40 SOUTH OAK LANE

Wilmslow



This attractive 1930's semi-detached home has been meticulously renovated and enhanced to the highest of standard to create a modern and stylish property with high quality fixtures and fittings complemented by a large West facing garden.

Internally the property comprises a welcoming entrance hallway with hidden understairs storage, utility cupboard with washer/dryer and Vaillant boiler, refitted downstairs WC/cloakroom, good-size living room with attractive bay-window, ceiling coving and plantation shutters. In addition to the ground floor there is a truly superb and tastefully extended living-dining kitchen with vaulted ceiling, Velux windows, Bi-folding doors and panelled

walls. The shaker style kitchen offers a central island, Quartz work surfaces, marble tiling and Belfast sink. There is also an energy efficient underfloor wet heating system that covers the whole living-dining kitchen area.

To the first floor there are three double bedrooms, with the two largest bedrooms offering a range of fitted wardrobes, and a stylish family bathroom with high quality fittings, wall hung toilet and heated towel rail.

Since purchasing the property the sellers have added new double glazing units, wet underfloor heating, new K rendering as well as new bathroom and kitchen suites.

Externally, to the front there is a driveway providing off-road parking with small lawned garden and high hedge boundaries

giving a good degree of privacy whilst to the rear there is a large West facing garden with Indian Stone patio for al fresco dining.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. 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 large stores at Handforth Dean and

Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6AR

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



gascoignealman.co.uk

GASCOIGNE HALMAN