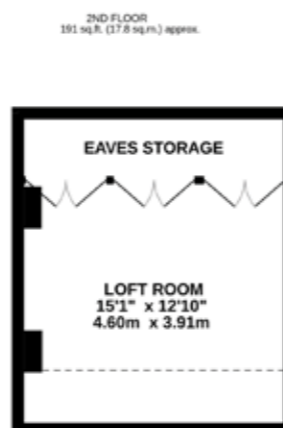
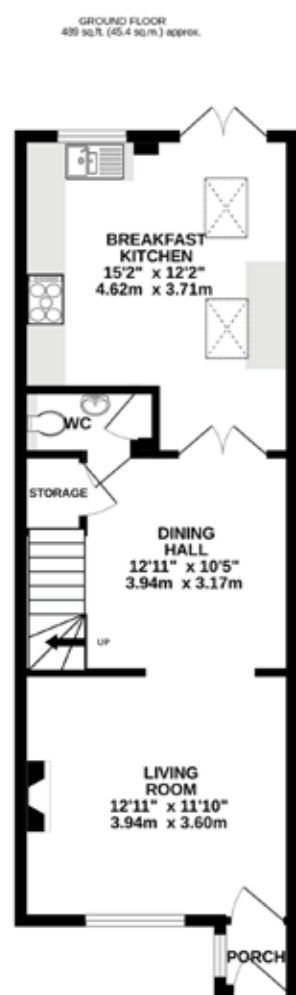
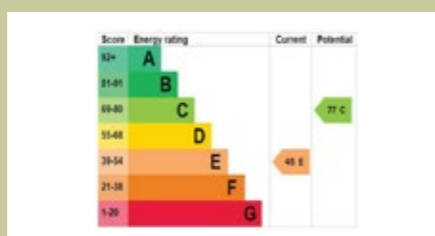


**83 OAK LANE**  
 Wilmslow  
**£499,950**



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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THE AREAS LEADING ESTATE AGENCY

Wilmslow  
 40, Alderley Road, WILMSLOW SK9 1NY  
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A handsome period cottage boasting immaculate accommodation throughout, situated in a prime South Wilmslow location only 0.5 miles to Wilmslow town centre.

- Attractive Period Cottage
- Beautifully Presented Accommodation
- Two Reception Rooms
- Extended Breakfast Kitchen
- Stylish Family Bathroom

- York Stone Driveway
- Large South West Facing Garden With Indian Stone Patio
- Prime South Wilmslow Location Only Moments From Wilmslow Town Centre

£499,950

83 OAK LANE

Wilmslow



This charming Cheshire Brick cottage enjoys a convenient and popular location moments from Lindow Common and Chapel lane with its array of independently owned shops and services.

The property has been tastefully extended to the ground floor and offers beautifully presented, light and airy accommodation complemented by a superb South Westerly facing garden.

Internally the property comprises an entrance porch opening to a good-size living room with log burning stove and fitted cabinets, dining hallway with downstairs wc, useful storage and stairs leading to the first floor. To the rear of the ground floor there is a modern extended

breakfast kitchen with Velux windows and French doors opening to the rear garden.

To the first floor there are two bedrooms, the main bedroom offering a range of fitted wardrobes. A stylish refitted contemporary bathroom completes the first floor accommodation.

In addition there is a useful loft room which is generous in size which could be used for a variety of purposes.

Externally, to the front there is a York Stone private driveway providing off-road parking for two cars whilst to the rear there is a superb South Westerly facing garden with Indian stone patio, hedged boundaries and a high degree of privacy.

#### LOCATION

The property is 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 local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport.

Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding 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