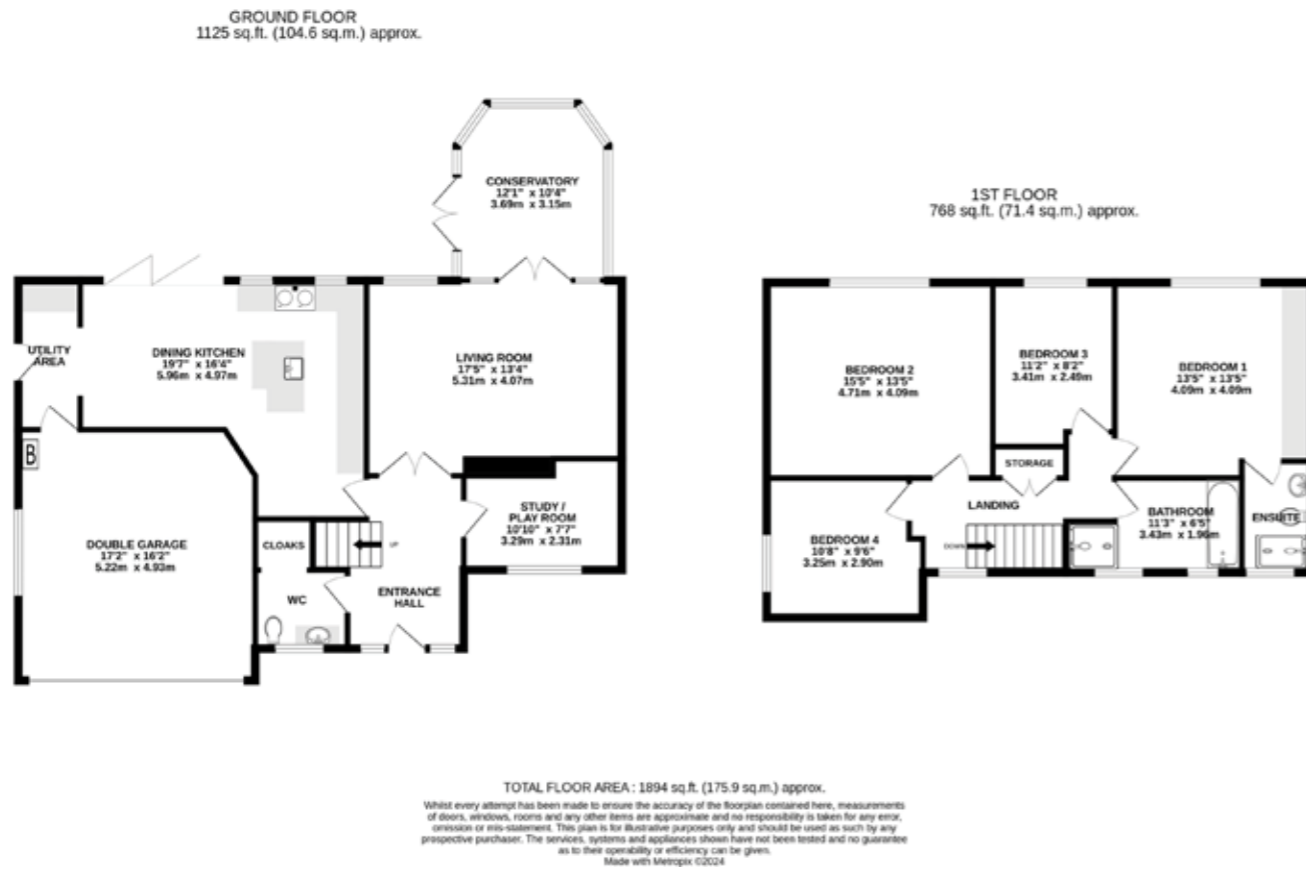


**4 OAK LEA AVENUE**  
 Wilmslow  
**OFFERS OVER**  
**£800,000**



**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

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gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A well-presented detached family home situated on a quiet cul-de-sac within the private Fulshaw Park area only a short walk to Wilmslow town centre.

- Well-Presented Detached Family Home
- Sought After Fulshaw Park Area Of Wilmslow
- 0.5 Miles To Wilmslow Town Centre
- Quiet Cul-De-Sac

- Four Generous Bedrooms
- Two Modern Bathrooms
- South Facing Garden
- Planning Permission Granted For Side and Rear Extension

**OFFERS OVER  
£800,000**

**4 OAK LEA AVENUE**  
Wilmslow



Oak Lea Avenue is a quiet and popular road only 0.5 miles from Wilmslow town centre as well as only a short walk to Ashdene Primary school. Internally the property offers spacious and well-presented accommodation and comprises; welcoming entrance hallway with useful WC and cloaks room, playroom/study to the front of the ground floor, large living room with contemporary log burning stove and French doors opening to a rear conservatory. In addition to the ground floor there is a modern refitted dining kitchen with central island, integrated appliances and bi-fold doors opening to the rear garden. There is also a utility area with door access to the side and also to integral double garage.

To the first floor there are four good-size bedrooms with the main bedroom offering a range of fitted wardrobes and a modern refitted en-suite shower room. A recently fitted contemporary family bathroom with both bath and separate shower facilities serves the remaining three bedrooms. Externally to the front there is a private driveway providing off-road parking for two cars and access to the double garage, lawned garden and gated side access. To the rear there is a delightful private South facing garden with Indian Stone patio and well stocked borders. Note: The property also comes with the added benefit of full planning permission approval for a double storey side extension, single storey kitchen extension and remodel of the

hallway area which can be found under the planning portal on Cheshire East Website under Planning ref 24/1006M.  
**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 1QL  
**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: F  
**VIEWING**  
Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**