



**GASCOIGNE
HALMAN**

34 SOUTH OAK LANE, WILMSLOW

THE AREAS LEADING ESTATE AGENT



34 SOUTH OAK LANE, WILMSLOW

OFFERS OVER £575,000

An immaculate and tastefully extended bay-fronted semi-detached property situated on a popular road in a prime South Wilmslow position with three double bedrooms, two bathrooms and a stunning South Westerly garden with attractive summerhouse.

- Attractive Bay-Fronted Semi-Detached Property
- Beautifully Presented And Tastefully Extended
- Two Large Reception Rooms
- Extended Breakfast Kitchen
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Superb South Westerly Facing Garden With Detached Summerhouse/Workshop
- Walking Distance To Wilmslow Town Centre And Ashdene Primary School





We are delighted to introduce this well-presented and spacious property which enjoys a convenient location close to local amenities, Ashdene primary school and Chapel lane with its variety of independent shops and services.

Internally the property has been thoughtfully extended and lovingly maintained over recent times and comprises a welcoming entrance hallway with attractive wooden flooring and downstairs wc, good-size front sitting room with feature fireplace and attractive bay-window, separate dining room with feature fireplace and bespoke cabinetry which opens to a superb extended breakfast kitchen with integrated appliances, tiled floor and French doors opening to the rear garden.

To the first floor there are three double bedrooms, the main bedroom offering fitted wardrobes, bay-window and feature fireplace. A refitted shower room and an additional family bathroom with three piece suite serve all three bedrooms.

Externally to the front there is flagged driveway providing off-road parking with gated side access, whilst to the rear there is a delightful, attractive South Westerly facing garden with Indian stone patio, well stocked borders and a detached purpose built Summerhouse/Workshop which could be used for a variety of purposes.

The property is only 0.5 miles to Wilmslow town centre and train station as well as easy links to transport networks and Lindow Common.

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.

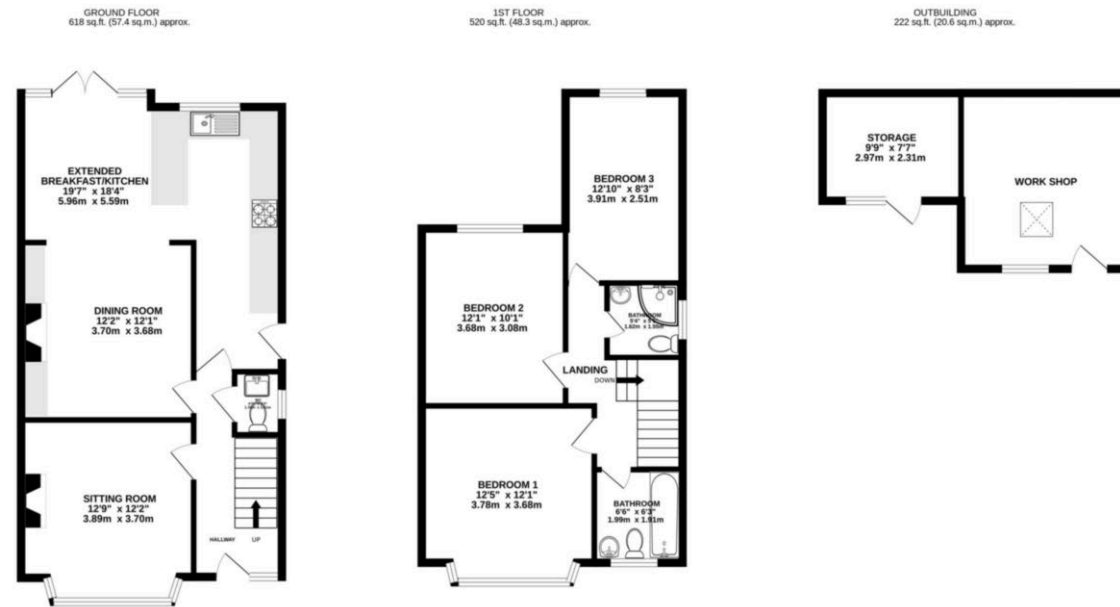
LOCAL AUTHORITY

Cheshire East. Property Band: D

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 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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