



**GASCOIGNE  
HALMAN**

16 SOUTH OAK LANE, WILMSLOW SK9 6AR

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THE AREAS LEADING ESTATE AGENT





## 16 SOUTH OAK LANE, WILMSLOW SK9 6AR

**£595,000**

**An attractive period property boasting stylish and extended accommodation over three floors, with off-road parking situated only 0.4 miles from Wilmslow town centre.**

- Attractive Period End Of Terrace
- Tastefully Extended And Enhanced To A High Standard
- Three Bedrooms & Stylish Bathroom
- Off-Road Parking
- Sought After South Wilmslow Location
- Available With No Onward Chain







This beautifully extended period home takes great advantage from a highly desirable South Wilmslow location.

The property offers good space to the ground floor and comprises an entrance hall opening to a front sitting room with feature fireplace and plantation shutters, whilst to the rear of the property there is a superb extended dining kitchen with built-in cupboard to chimney breast recess in the dining area and kitchen with modern units, integrated appliances and bi-fold doors leading to the rear garden and patio.

To the first floor there are two double bedrooms with the main bedroom boasting a Juliet balcony overlooking the rear garden and both bedrooms benefiting from built-in wardrobes. A superb stylish refitted bathroom with modern tiled walls serves both bedrooms. To the second floor there is a further bedroom with en-suite shower facilities.

Externally, to the front there is a private driveway providing useful off-road parking, whilst to the rear there is a delightful westerly facing garden mainly laid to AstroTurf for ease of maintenance with a raised patio off the kitchen ideal 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.

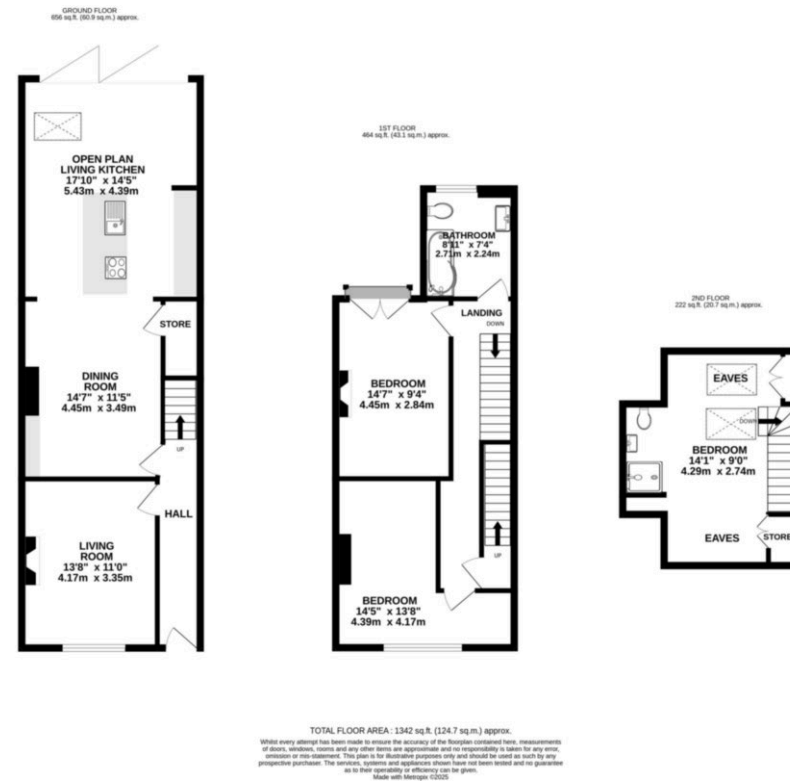
#### LOCAL AUTHORITY

Cheshire East. Property Band: E

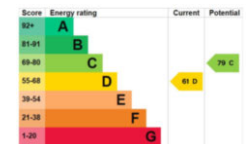
#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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