



3 OAK LANE WILMSLOW SK9 6AA

A stunning Period two bedroom mid terrace property located within a highly sought after location in South Wilmslow. The property has been modernised throughout and retains the character and charm expected from a property of this period. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools in the area with parks and beautiful countryside surrounding the whole area. The property in brief comprises: an internal entrance hallway and living room with wood burning stove. To complete the ground floor there is a large open plan sociable kitchen diner which is fitted with a stunning kitchen with Belfast sink and butcher block work surfaces. There are a number of integrated appliances and a large central island which offers an additional food preparation surface and breakfast bar area. French doors from the kitchen diner lead to the rear garden which has a paved patio and lawn. To the first floor there are two generous double bedrooms with access from the second bedroom to a further room currently used as a study. There is a stunning bathroom with stand-alone roll top claw foot bath and separate walk-in shower area. The property offers stylish and well thought out accommodation throughout and is double glazed, gas central heated and has off road parking.



- Period terrace
- South Wilmslow location
- Two double bedrooms
- Study located off bedroom two
- Stunning kitchen diner
- Stylish bathroom
- Off road parking
- Generous private garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC