

**jordan fishwick**

53 SOUTH OAK LANE WILMSLOW SK9 6AT  
Guide Price £389,950

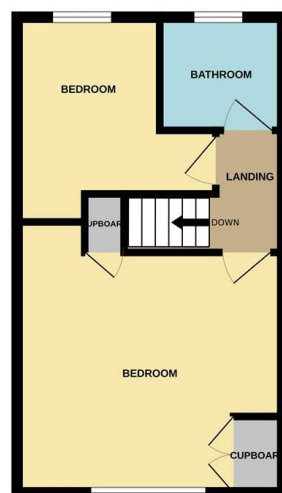
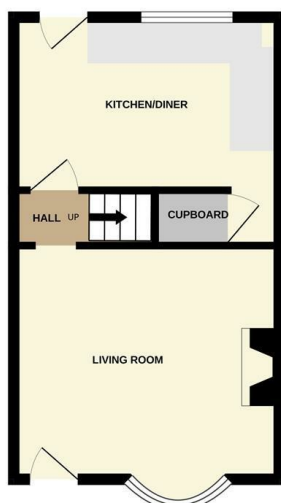
## 53 SOUTH OAK LANE WILMSLOW SK9 6AT

Cobweb Cottage is a stunning two double bedroom period terraced cottage on South Oak Lane in a highly desirable south Wilmslow Location. 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 within the area with parks and beautiful countryside surrounding the whole area. The property in brief comprises of a well proportioned living room with feature gas stove and oak flooring. The kitchen has been refitted, providing a stylish and well appointed kitchen diner which includes a number of quality integrated kitchen appliances. The first floor accommodation comprises two double bedrooms and a modern bathroom. The principal bedroom is generously proportioned and tastefully decorated with on trend feature wood panelled wall. The loft space has been boarded and is accessed by a pulldown ladder with the current vendor utilising this space for storage and as an occasional home office. To the rear of the property there is a low maintenance courtyard garden and a separate garden area beyond the courtyard where there is a detached single garage providing additional storage and currently being used as a home gym. To the front of the property, there is a driveway providing off-road parking. The property retains many character features expected from a property of this era. Viewings essential to fully appreciate.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Miroplan 12024



- Period Terraced Cottage
- South Wilmslow Location
- Stunning Interior
- Stylish Kitchen diner
- Two Double bedrooms
- Modern Bathroom
- Generously sized Courtyard Garden
- Detached Garage to the rear
- Off Road Parking

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	<b>91</b>	<b>England &amp; Wales</b>	<b>74</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	