



45 OAK LANE WILMSLOW CHESHIRE SK9 6AF

A beautifully well presented and EXTENDED Period two double bedroom property located in a South Wilmslow location, close to local shops and countryside with the town centre not too far away. This desirable location offers popular local schools, open countryside walks and a hamlet of shops on Chapel Lane which are all within convenient reach. The property is approached via a pebbled driveway which provides off road parking. Internally the accommodation comprises in brief: Entrance porch, living room with wood burning stove which offers character and charm. There is a stylish kitchen diner which is fitted with a number of integrated appliances. This spacious and extended kitchen diner has plenty of space for a dining table and chair set creating a sociable and practical space with French patio doors leading to the landscaped garden. There is a staircase with traditional spindled balustrade leading to the first floor accommodation. The first floor accommodation comprises: Two well proportioned bedrooms and a very stylish three piece bathroom suite with "on trend" black sanitary ware. To the rear there is a fabulous and well proportioned garden which is mainly laid to lawn, with a slate chipping sitting area and raised sleeper borders. The leafy outlook offers a wonderful outside space for all. An additional garden room provides extra useful storage as well as a work from home space/office. Viewings essential for this stunning home.



Measurements are approximate. See to scale. Illustrative purposes only. Made with Softplan 12.0.21



- South Wilmslow Location
- Two Double Bedrooms
- Stylish Kitchen Diner
- Extended Property
- Private Garden
- Off Road Parking
- Three-piece Bathroom Suite
- External office/storage space

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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		56	(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