



jordan fishwick

12 South Oak Lane, SK9 6AR
Guide Price £439,950

**South Oak Lane Wilmslow
SK9 6AR**

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A three bedroom Period semi detached property located within South Wilmslow on the ever popular South Oak Lane. The property consists of an entrance hallway, two separate reception rooms with the living room featuring a fantastic original style fireplace. The rear reception room comprises of a feature exposed brick wall and stunning wood burning stove, stripped and exposed wooden floorboards and a set of French patio doors which leads to the courtyard garden. There is a spacious and useful understairs storage cupboard. The extended kitchen diner boasts a vaulted ceiling with Velux skylights creating and airy and spacious feeling and is fitted with a matching range of traditional kitchen units with complementary work surfaces. There is ample space for a dining table and chair set. The kitchen floor is laid with a quarry tile, with the kitchen having space for a range oven and a Belfast sink. To the first floor there are two large double bedrooms and a bathroom, furthermore there is a staircase leading to the loft conversion/bedroom three. The principal bedroom again features an original style feature fireplace whilst the family bathroom is fitted with a traditional white bathroom suite and consists of a standalone clawfoot roll top bath and a further separate shower enclosure. The third double bedroom located as part of the loft conversion is spacious, has a set of Velux ceiling skylights to the rear aspect providing a source of natural light and a separate WC with wash hand basin. Externally the property benefits from having off-road parking, whilst to the rear of the property there is a small enclosed courtyard garden, a local right of way for the neighbouring properties separates the additional and separate enclosed lawned garden. In summary, this three double bedroom Period semi detached property offers plenty of character and period features throughout whilst being located in a prime and highly popular Wilmslow location.



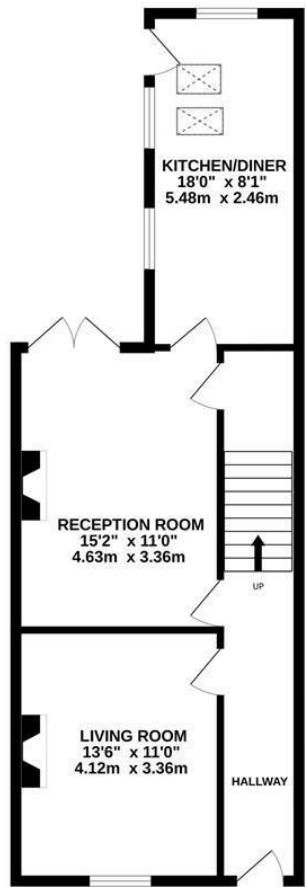
- Period Semi Detached
- Three bedrooms
- Courtyard and Garden
- Period Features
- Off road parking
- South Wilmslow
- Local shops
- Extended Kitchen



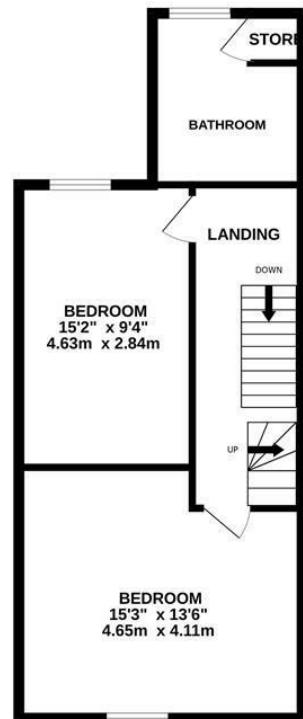
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



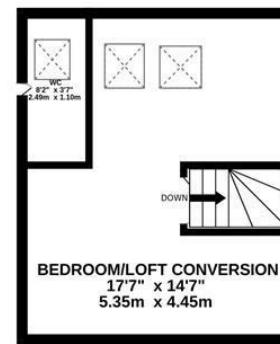
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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