

16 South Oak Lane

Wilmslow, SK9 6AR



*mosley jarman*





## 16 South Oak Lane, Wilmslow, SK9 6AR

**Asking Price £545,000**

**\*NO CHAIN- CALL FOR AN IMMEDIATE VIEWING\*** A timelessly classic Victorian home thoughtfully extended over three floors, with an abundance of original period features and a westerly facing rear garden.

Enjoying a highly convenient South Wilmslow address minutes from many 'day to day' amenities along Chapel Lane, numerous schools and picturesque countryside walks, this spacious character home is set to please all in location and the spacious accommodation.

Of particular note is the huge living-dining extended kitchen with a feature island, modern units and bi-fold doors. Both the adjoining dining room and front separate living room have eye-catching feature fireplaces. Additional features include paneled doors, cornice ceiling, plantation shutters and stripped floors, to name but a few. Whilst solar panels add to the efficiency of running the house providing lower energy bills.

In brief, the accommodation consists of an entrance hall, separate living room and the large living-dining kitchen to the ground floor. Then two double bedrooms (one with feature Juliet balcony) and a re-fitted white bathroom to the first floor, with an additional third double bedroom found to the second floor, with a handy en-suite shower room.



- HANDSOME VICTORIAN SOUTH WILMSLOW END TERRACE
- THREE DOUBLE BEDROOMS
- SEPARATE LIVING ROOM WITH FEATURE FIREPLACE
- NUMEROUS ORIGINAL PERIOD FEATURES
- OFF-ROAD PARKING AND SOLAR PANELS
- SPACIOUS EXTENDED ACCOMMODATION
- IMPRESSIVE LIVING-DINING KITCHEN
- RE-FITTED WHITE BATHROOM AND EN-SUITE
- WESTERLY FACING REAR GARDEN
- MINUTES FROM MANY SHOPS, SCHOOLS AND COUNTRYSIDE





### **GROUNDINGS AND GARDENS**

Off-road parking is provided via the stone front driveway. Whilst to the rear, there is a delightful westerly facing enclosed garden with a flagged patio and low maintenance artificial grassed garden.

### **THE LOCATION**

16 South Oak Lane is ideally situated in a sought-after part of Wilmslow, just a short stroll from the vibrant selection of independent shops, cafés, and amenities along Chapel Lane, as well as the wider town centre. Families will appreciate the excellent choice of local schools nearby, while nature lovers can enjoy the beautiful open spaces of Lindow Common and surrounding countryside, all within easy reach. This combination of convenience and greenery makes it a perfect location for both modern living and outdoor pursuits.

### **IMPORTANT INFORMATION**

Council Tax Band: E  
EPC grade: D

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three<sup>\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers<sup>\*</sup>. Some limited indoor coverage.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: TBC

Tenure: Freehold

<sup>\*</sup> Information provided by GOV.UK

<sup>\*\*</sup>Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 6AR**

What 3 Words: **noddled.blues.gates**

Council Tax Band: **E**

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TOTAL FLOOR AREA: 1342sq.ft. (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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