

1 South Oak Lane
Wilmslow



Offers Over £500,000

Andrew J Nowell
& Company



1 South Oak Lane, Wilmslow, SK9 6AR

A charming three bedroom detached cottage in this popular south Wilmslow location.

- Three Bedrooms
- Characterful Cottage
- Off-Road Parking
- Convenient Location

One of the few period detached cottages on South Oak Lane, number 1 offers well-balanced extended accommodation with an abundance of charm and character throughout.

A feature of particular note on the ground floor is the open kitchen dining room with central breakfast bar, granite worksurfaces, integrated appliances and dining area with vaulted ceiling and exposed brick wall. In addition on the ground floor is the living room with central feature fireplace, family room/study and the utility room/cloakroom WC.

To the first floor is a generous principal bedroom with vaulted ceilings, built in wardrobes and en-suite shower room. There are two further bedrooms and the family bathroom. Both the bathrooms have contemporary fittings and bespoke tiling.





Externally the property benefits from a driveway which offers off-road parking for two cars. To the rear is a low maintenance garden with astro turf and stone flagged patio.

Situated on this popular road in South Wilmslow, South Oak Lane is nearby to the parade of shops on Chapel Lane and within easy reach of Wilmslow town centre which offers everything for day-to-day needs along with the train station with links to Manchester and London.

Important Information

What 3 Words – [///pink.solid.scope](https://pink.solid.scope)

Council Tax – E

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very Low Risk of Flooding

Broadband**: Ultrafast broadband available at the property.

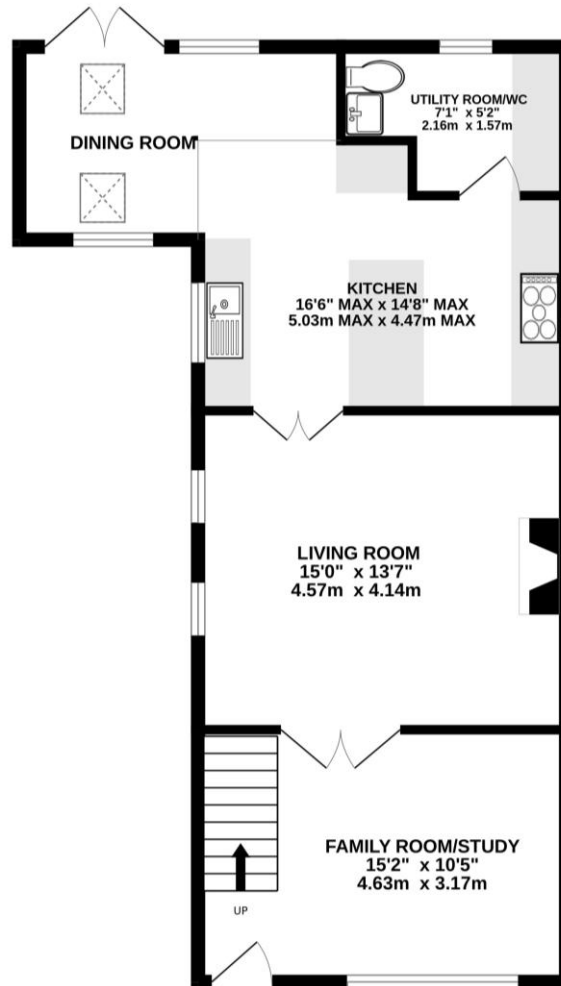
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

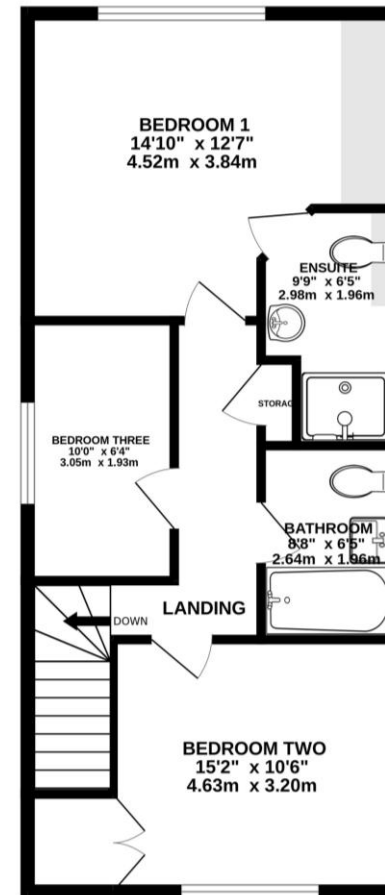
** Information provided by Ofcom checker.

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

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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