

19 South Oak Lane

Wilmslow, SK9 6AR



*mosley jarman*



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

**£325,000**

A charming South Wilmslow cottage - Extremely long rear garden with private views - Two double bedrooms - Off-Road parking - Offered for sale with no onward chain.

This cute cottage offers neatly presented accommodation with the added benefit of a much favoured convenient South Wilmslow address minutes from a local parade of shops on Chapel Lane satisfying every 'day to day' need, along with several highly acclaimed schools and several picturesque walks within easy reach.

The front facade is characterised by a small pitched roof porch, leading into the separate living room, then onto the re-fitted modern kitchen, rear lobby and downstairs white bathroom. There are then two double bedrooms to the first floor, with pleasant private views enjoyed from the rear bedroom.



- A charming Victorian cottage
- Minutes away from many local shops
- Off-road parking
- Separate living room & modern fitted kitchen
- Desirable South Wilmslow address
- An extremely long rear garden
- Two double bedrooms
- For sale with no chain



### The Location

South Oak Lane in Wilmslow is ideally situated for families and professionals alike, offering a perfect blend of convenience and countryside charm. Just a short walk from Wilmslow town centre, residents enjoy easy access to a variety of independent shops, cafes, restaurants, and essential amenities. Highly regarded schools such as Gorsey Bank & Ashdene Primary and Wilmslow High School are nearby, making the area popular with families. The beautiful Cheshire countryside is right on the doorstep, perfect for weekend walks and outdoor activities. Excellent transport links include Wilmslow train station—just minutes away—offering direct services to Manchester and London, while Manchester Airport is only a 15-minute drive, making South Oak Lane a superbly connected and desirable location.

### Grounds & Gardens

Unusual in comparison to most period cottages, this excellent house benefits from an extremely long rear garden with a tree-lined backdrop bordering a school playing field. Additionally, there is off-road parking provided via the front driveway.

### Important Information

Council Tax Band: D

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband\*\*: Standard Broadband available at the property.

Mobile Coverage\*\*: Mobile coverage with O2 & Vodafone likely).

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

Rights of Way & Restrictive Covenants: To be confirmed.

Accessibility: To be confirmed.

Tenure: Freehold

\* Information provided by GOV.UK

\*\*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**

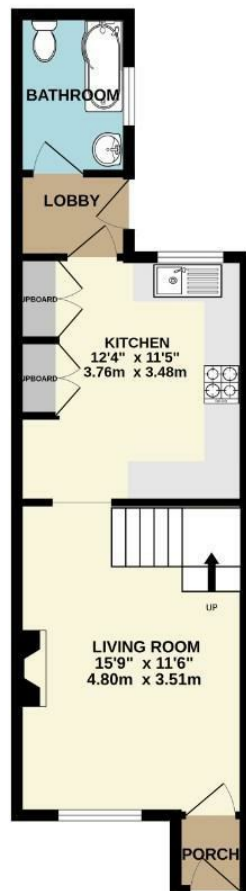
What 3 Words: **serve.lease.complain**

Council Tax Band: **D**

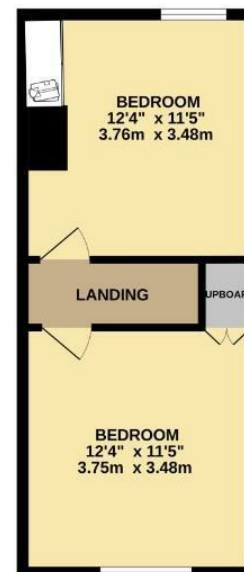
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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.  
Made with Metropix 12025

44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: [wilmslow@mosleyjarman.co.uk](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.