

23 South Oak Lane
Wilmslow, SK9 6AR



mosley jarman



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Guide Price £325,000

An attractive Victorian mid-terrace home having the benefit of an extremely long rear garden.

The house takes great benefit from being positioned to the south of Wilmslow, with an ease of access to numerous 'day to day' amenities along Chapel Lane, whilst also being close to Wilmslow Town Centre, popular schools and several countryside walks.

Modernised throughout, the accommodation consists of a separate living room, then a modern fitted dining kitchen and a decent sized conservatory to the rear. There are two bedrooms to the first floor and a white fitted bathroom.

Off-road parking is provided via the front driveway and as mentioned earlier, there is a fabulous long rear garden at the rear.



- A HIGHLY ATTRACTIVE PERIOD TERRACED HOME
- PRIVATE ASPECT TO THE REAR
- CLOSE TO MANY SHOPS ALONG CHAPEL LANE
- SEPARATE LIVING ROOM
- CONSERVATORY
- WITH AN EXTREMELY LONG LAWNED REAR GARDEN
- DESIRABLE SOUTH WILMSLOW ADDRESS
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- OFFERED FOR SALE WITH NO CHAIN.



THE LOCATION

23 South Oak Lane in Wilmslow sits in a highly convenient spot just a short stroll from the popular local shops, cafés and amenities along Chapel Lane, so everyday errands and leisure stops are easy on foot. It's also well placed for getting into the heart of Wilmslow town centre quickly, whether by a brief walk or a short bus ride. Wilmslow's mainline train station is under a mile away — about a 15-20-minute walk — providing frequent services into Manchester, London and beyond, and direct trains to Manchester Airport take as little as around 8-10 minutes from there, ideal for international travel.

GROUNDS AND GARDENS

Valuable off-road parking is provided to the flagged front driveway. Then there is a very generous long lawned rear garden which offers a pleasant private aspect and can be accessed from the rear conservatory.

IMPORTANT INFORMATION

Council Tax Band: C

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^{**}: 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^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}. Some limited indoor coverage.

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

Rights of Way & Restrictive Covenants: TBC

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**

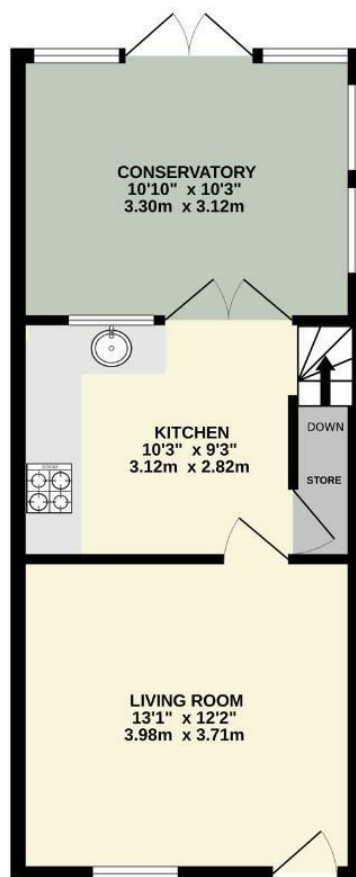
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Council Tax Band: **C**

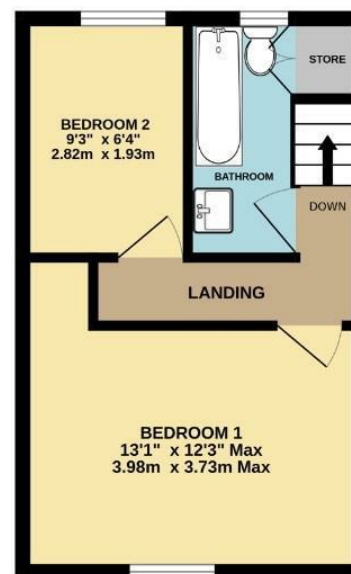
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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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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.