

78 South Oak Lane
Wilmslow, Cheshire, SK9 6AT



mosley jarman



78 South Oak Lane, Wilmslow,
Cheshire, SK9 6AT

£489,950

An attractive and stylishly presented two double bedroom period end of terrace home which retains character and original period style features (picture rails, original internal doors, stripped and varnished floorboards, cast iron fireplaces and York Stone flooring). The house benefits from double glazed sash style windows, gas fired central heating run by a recently installed boiler with SMART controlled radiator thermostats and there is a security alarm. The accommodation includes a hall, dining room (with inset living flame gas fire with cast iron surround and a wooden mantle), living room (with cast iron fireplace, period alcove cupboard, attractive York stone floor and understairs storage cupboard), kitchen (re-fitted with modern shaker style units, integrated appliances that include an electric oven, gas hob, extractor, fridge freezer, washing machine and a dishwasher and there is a York Stone floor), landing (with loft access), a spacious main bedroom (with cast iron fireplace and a large recessed cupboard/wardrobe), a large second double bedroom and a bathroom (with white sanitary ware with glass screen, mixer tap shower fittings and thermostatic shower fittings over the bath. Tiled floor and walls, ladder radiator and linen storage cupboard).

- Attractive and stylishly presented period end of terrace
- Original period features and character
- Large private south westerly facing rear garden
- EPC Rating - D
- Freehold
- Sought after South Wilmslow location
- Two double bedrooms
- Potential to extend and/or convert the loft
- Council Tax Band - D



The Grounds & Garden

There is an enclosed courtyard garden to the rear with a large garden that extends to approximately 100 feet from the rear of the house. The gardens are private, south westerly facing and are not overlooked. There is a brick built outhouse with light and power.

The Location

Situated in a sought after South Wilmslow location within a short walk of the town centre (0.8 of a mile), the train station (1.2 miles), Lindow Common (0.4 of a mile) and the local shops on Chapel Lane (0.2 of a mile) as well as being close to sought after primary schools. Wilmslow is an affluent town located in Cheshire and is one of the most sought-after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Council Tax Band: D

EPC grade: D

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk^{**}: Very low risk of flooding from rivers & seas. High risk of surface water flooding.

Broadband^{**}: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage^{**}: Mobile coverage with O2 & Vodafone likely.

Parking: On street parking available.

Rights of Way & Restrictive Covenants: Neighbouring property has right of way through rear garden for access (bins, window cleaning etc).

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 6AT

What 3 Words:

valve.woof.employ

Council Tax Band: **D**

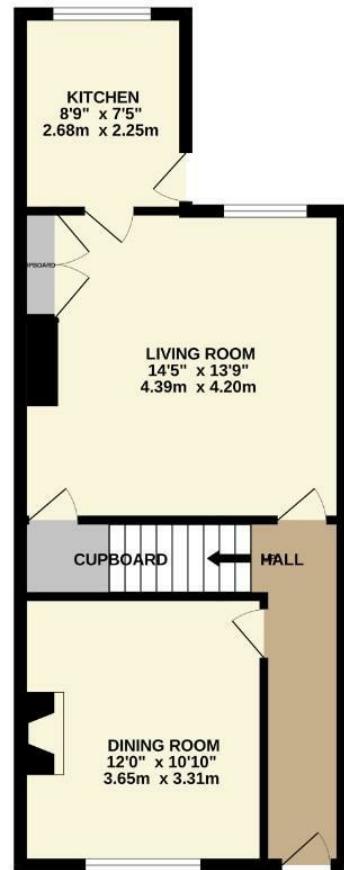
EPC Rating:

D

Tenure:

Freehold

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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 fixtures, fittings and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2002

44 Alderley Road, Wilmslow, Cheshire, SK9 1NY
Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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.

mosley jarman