



*jordan fishwick*

4 Oakwood Avenue, SK9 5LQ  
Guide Price £439,950

# Oakwood Avenue Wilmslow SK9 5LQ

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Situated just off Racecourse Road in the highly desirable South Wilmslow area, this attractive three-bedroom semi detached home offers spacious and well presented accommodation throughout. The home boasts a cul-de-sac position and lies perfectly opposite Lindow Common, which is a designated Local Nature Reserve, perfect for walking. The property is a short drive away from Wilmslow town centre and train station which offers a direct service to London Euston and Manchester City Centre. The property is well placed for easy access to the M56 for commuters, and Manchester Airport is less than 20 minutes away. There are a number of good local state schools and a wide choice of private schools within the area. Wilmslow offers many local amenities with a multitude of bars, restaurants and local shops. The property in brief comprises: an external porch area leading into the spacious entrance hallway, understairs storage and staircase to the first floor accommodation. The ground floor accommodation offers a beautifully presented, open plan living / dining space with feature bay window, UPVC french doors to the rear and many more stylish factors. The kitchen comprises wall and base units, worktop space and an additional door leading to the front driveway. To the first floor, the home provides three excellent sized bedrooms, heaps of natural light and a well proportioned family bathroom featuring a three piece white bathroom suite and over head shower. Externally, the property provides off road parking to the front aspect and a low maintenance garden to the rear that is mainly laid to patio. Viewings essential.



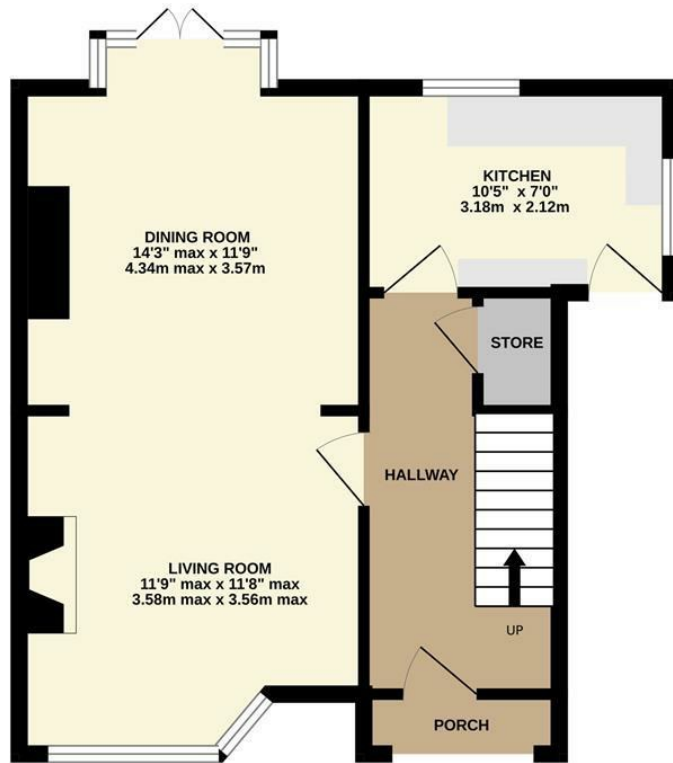
- Semi Detached Home
- South Wilmslow Location
- Three Bedrooms
- Open Plan Living/Dining Space
- Cul-De-Sac
- Off Road Parking
- Close to Lindow Common



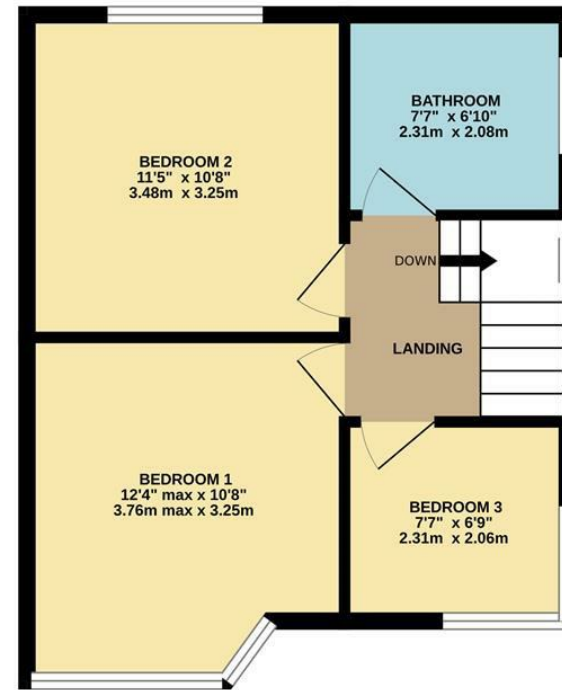
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow SK91JX  
**01625 532000**

wilmslow@jordanfishwick.co.uk  
www.jordanfishwick.co.uk