

jordan fishwick

13 OAKWOOD AVENUE WILMSLOW SK9 5LQ
Guide Price £624,950

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Located off Racecourse Road and positioned opposite Lindow Common which is a site of Special Scientific and a designated a Local Nature Reserve perfect for walks. This attractive bay fronted extended four bedroom property offers spacious accommodation and benefits from a southerly aspect. 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. Internally the property benefits in brief from: an entrance hallway with herringbone style flooring, a large living room with French doors leading to the rear garden, and a stunning feature wood burning stove. There is a second comfortable sitting room to the front and a useful study to the ground floor providing a work from home space and a large kitchen diner with modern fitted kitchen units. The property also benefits from a utility room with space for a washing machine and tumble dryer and downstairs W.C. To the first floor there is a split landing which provides access to four bedrooms and a modern bathroom. To the front of the property there is a blocked paved driveway providing off-road parking. A side gate provides access to the rear garden via a blocked paved pathway. The southerly facing rear garden is enclosed to the perimeter and laid mainly to lawn with mature borders, a raised patio and a timber shed for storage.

Entrance Hallway

UPVC double glazed composite front door with inset glazed window providing access to the internal entrance hallway. Herringbone style flooring throughout. Staircase providing access to the first floor accommodation. Wall mounted radiator. Decorative ceiling cornice. Picture rail. Understairs storage cupboard. Glazed internal doors leading to the ground floor accommodation.

Living Room

12'6" x 11'9"
A well proportioned reception room with UPVC double glazed window to the front aspect. Wall mounted radiator. Feature brick chimney breast with open fireplace. Decorative ceiling cornice. Picture rail.

Lounge

18'6" x 11'9"
Large room with feature wood burning stove. Decorative ceiling cornice. Picture rail. UPVC double glazed French doors leading to the rear garden

Study

8'1" x 7'7"
UPVC double glazed window to the front aspect. Wall mounted radiator. Picture rail.

Kitchen Diner

14'5" x 12'4"
The kitchen is fitted with a modern range of white wall, base and drawer units with complementary roll top work surfaces with tiled splashback. Incorporated within the worksurface is a 1 1/2 stainless steel sink bowl drainer unit. The kitchen is fitted with a gas hob with stainless steel extractor hood over, integrated oven and microwave oven. Space for a large American style fridge freezer and space for a dishwasher. Recessed ceiling lighting. Ample space for dining room table and chair set. Wall mounted radiator. Glazed internal door leading to the utility room.

Utility Room/Downstairs WC

9'3" x 6'5"
Fitted with a range of wall units with complementary roll top work surfaces. Wall mounted gas boiler. Space for a tumble dryer and washing machine. Access to the downstairs WC. UPVC double glazed door providing access to the side pathway and rear garden.

First Floor Landing

Access to the first floor accommodation. Loft access. UPVC double glazed window to the rear aspect.

Bedroom One

12'5" x 10'6"
A well proportioned double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Picture rail.

Bedroom Two

11'6" x 10'6"
A further double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Fitted wardrobes providing storage with sliding doors.

Bedroom Three

8'9" x 8'7"
UPVC double glazed window to the front aspect. Radiator. Picture rail.

Bedroom Four

7'6" x 6'5"
UPVC double glazed window to front aspect. Wall mounted radiator

Bathroom

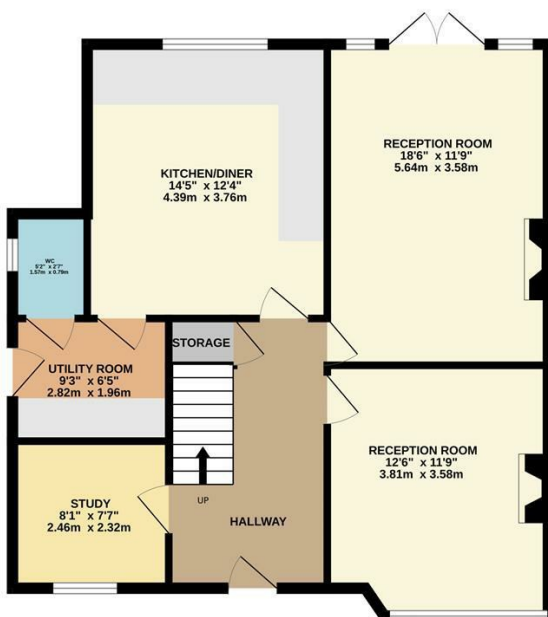
The bathroom is fitted with a three-piece white suite and comprises a low-level WC with push button flush, pedestal wash hand basin and panelled bath with concertina glazed shower screen and mains shower fittings. Part tiled to the walls. UPVC double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a blocked paved driveway providing off-road parking. A lawned garden with mature borders. A timber gate provides access to the rear garden via a blocked paved pathway. The rear garden is enclosed to the perimeter and laid mainly to lawn with mature borders and a raised patio. Timber shed for storage.



GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	84
		EU Directive 2002/91/EC	