



3 OAK LANE WILMSLOW SK9 6AA

A stunning Period two bedroom mid terrace property located within a highly sought after location in South Wilmslow. The property has been modernised throughout and retains the character and charm expected from a property of this period. The property is a short drive away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools in the area with parks and beautiful countryside surrounding the whole area. The property in brief comprises: an internal entrance hallway and living room with wood burning stove. To complete the ground floor there is a large open plan sociable kitchen diner which is fitted with a stunning kitchen with Belfast sink and butcher block work surfaces. There are a number of integrated appliances and a large central island which offers an additional food preparation surface and breakfast bar area. French doors from the kitchen diner lead to the rear garden which has a paved patio and lawn. To the first floor there are two generous double bedrooms with access from the second bedroom to a further room currently used as a study. There is a stunning bathroom with stand-alone roll top claw foot bath and separate walk-in shower area. The property offers stylish and well thought out accommodation throughout and is double glazed, gas central heated and has off road parking.

Entrance Hallway

Traditional entrance door leading to the internal entrance hallway. Laminate effect wood flooring. Wall mounted radiator. Decorative ceiling cornice. Access to the ground floor accommodation. Staircase leading to the first floor

Living Room

13' x 11'3
A generously proportioned living room with UPVC double glazed window to the front aspect. Wall mounted radiator. Cast-iron wood burning stove with tiled hearth. Laminate wood effect flooring. Decorative ceiling cornice. Ceiling rose.

Kitchen Diner

21'5 15'3
This large open plan kitchen diner provides a sociable and stylish area having ample space for a dining room table and chair set whilst being fitted with a modern range of matching wall, base and drawer units with complementary butcher block work surfaces. There is a large central island unit providing additional food preparation surfaces and breakfast bar area. The kitchen is fitted with a number of integrated appliances which include a fridge, freezer, washer dryer and dishwasher and a range oven. Incorporated within the work surface is a traditional Belfast sink unit with swan neck mixer tap. Wood effect flooring throughout. Wall mounted radiator. Understairs storage cupboard. UPVC double glazed French doors leading to the rear garden. Wall mounted gas boiler. Feature original style fireplace. Recessed ceiling lighting.

Landing

Access to the first floor accommodation. Loft access.

Bedroom One

15'7 x 13'
A generously proportioned double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator.

Bedroom Two

15'7 x 7'4
A further double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Access to the study

Study

8'4" x 7'3"
A versatile room located off bedroom two. Currently used as a study. UPVC double glazed window to the rear aspect

Bathroom

The bathroom is fitted with a stylish four piece traditional bathroom suite which comprises a low-level WC, pedestal wash hand basin and stand-alone roll top clawfoot slipper bath with shower fittings. There is a separate walk in shower enclosure which is fully tiled with a mains shower fitting. Part tiled to the walls. Wall mounted radiator. Recess ceiling lighting. Central lightwell providing a source of natural light

OUTSIDE

To the rear of the property the garden is enclosed having a paved patio and lawned garden. Raised timber sleepers creating a border. Timber shed for storage. Outside water tap. To the front of the property there is a paved driveway providing off road parking.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	