



## 76 SOUTH OAK LANE WILMSLOW SK9 6AT

NO CHAIN. This charming three bedroom Period semi detached house is situated on popular South Oak Lane, close to local shops and a local children's park. The property is within easy reach of the town centre and train station and local schools. In outline the property comprises an entrance hall, downstairs wc, living room/dining room, kitchen, and family room with a door to the rear garden, to the ground floor. To the first floor there are three double bedrooms and a shower room. To the front of the property the driveway provides off road parking, whilst to the rear there is a superb rear garden which enjoys a good size patio leading to the beautifully manicured and deceptively generous lawned garden enclosed by well kept hedgerows affording a good degree of privacy.

### Entrance Hallway

With radiator and stairs to the first floor.

### Downstairs WC

2'9 x 6'0  
With low level wc.

### Living/Dining Room

10'6 x 24'4  
uPVC double glazed window to front, further leaded window to side, feature fireplace with brick surround, built in storage, feature beam to the ceiling and radiator.

Dining area with space for table and chairs.

### Kitchen/Utility space

13'7 x 15'2  
Fitted with a range of high gloss base and wall units with stainless steel sink unit, four ring gas hob with splashback and extractor over, integrated fridge freezer. Tiled floor, tiled walls, UPVC double doors to family room.

### Family Room

7'5 x 15'2  
uPVC window to side, radiator, double french doors to rear garden wall light points.

### Shower Room

6'0 x 6'0  
Fitted with a three piece suite comprising walk in shower, low level wc, vanity wash hand basin with storage under, tiled walls and floor.

### Bedroom One

12'1 x 13'7  
uPVC double glazed window to front and radiator.

### Bedroom Two

9'1 x 12'1  
Two uPVC double glazed windows to rear and radiator.

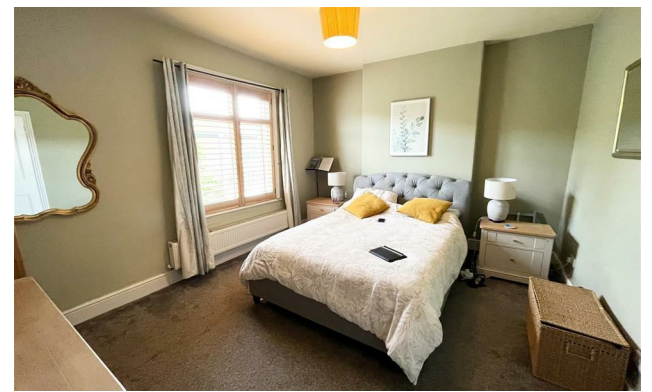
### Bedroom Three

7'5 x 9'1  
uPVC double glazed window to rear and radiator.

### Outside

#### Garden

To the front of the property the driveway provides off road parking, whilst to the rear there is a superb rear garden which enjoys a good size patio leading to the beautifully manicured and deceptively generous lawned garden enclosed by well kept hedgerows affording a good degree of privacy.



Measurements are approximate. See to scale. Illustrative purposes only. Plans with Mortgage L2023

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 78        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 57                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |