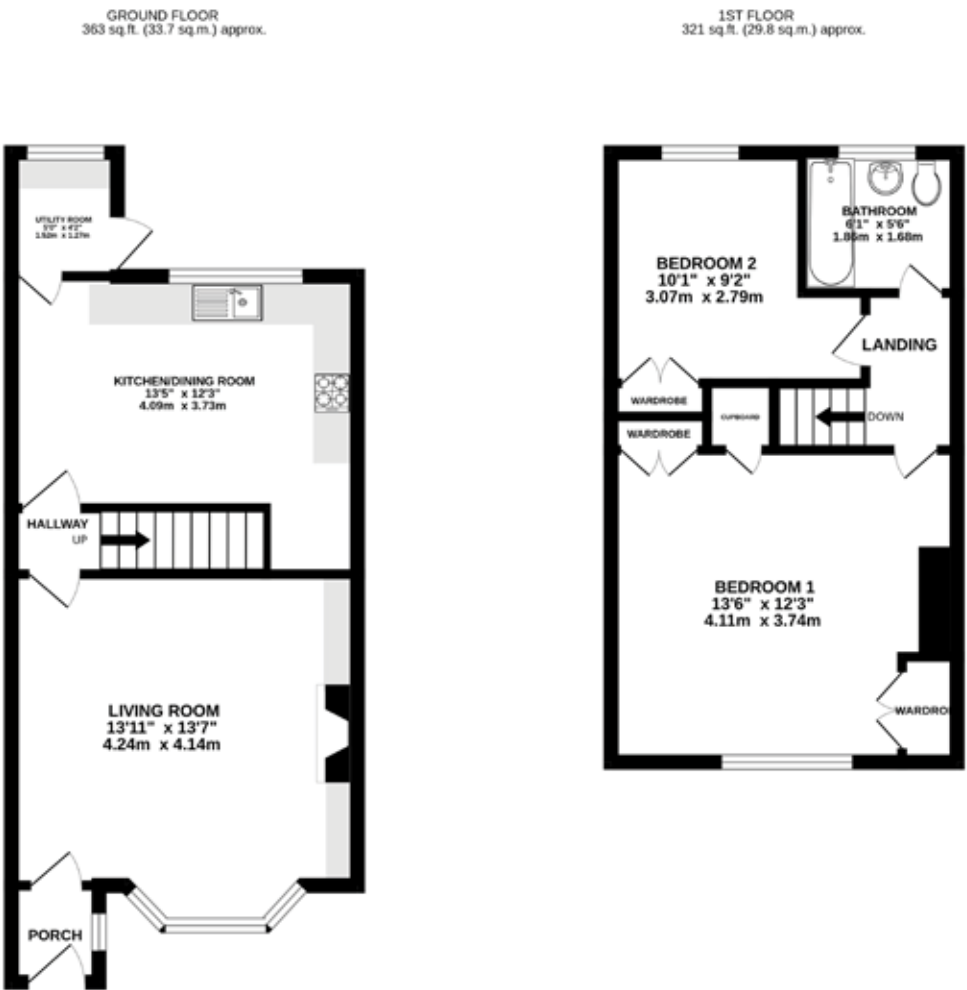
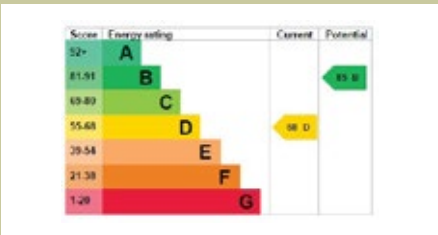


59 SOUTH OAK LANE
Wilmslow
GUIDE PRICE
£359,950



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapix 02026



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Wilmslow
40, Alderley Road, WILMSLOW SK9 1NY
01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

Handsome period terrace situated in a prime
South Wilmslow location moments from
local amenities and Wilmslow town centre.
Sold with no vendor chain

- Handsome Period Terrace
- Sought After and Popular South Wilmslow Location
- Period Features and Character Brickwork
- Two Double Bedrooms
- Generous Garden and Courtyard
- Off-Road Parking
- Moments From Chapel Lane With Its Variety Of Independent Shops and Services
- Sold With No Vendor Chain

GUIDE PRICE
£359,950

59 SOUTH OAK LANE
Wilmslow



This handsome period terrace, situated in a highly sought after and popular South Wilmslow location, offers a superb opportunity to acquire a characterful residence that combines timeless charm with practical modern living. The property's attractive façade showcases traditional brickwork and period features; stepping through the front door you are greeted by a light and spacious living area, where original architectural details such as intricate cornicing, picture rails, and a feature fireplace add a sense of warmth and history. The well-proportioned layout continues into a breakfast kitchen which offers a range of fitted units and separate storage facilities. A separate utility space is accessed to

the rear of the kitchen and also boasts external door access to the rear garden. Upstairs, the property boasts two generous bedrooms, each benefitting from high ceilings, period detailing, and plenty of room for freestanding furniture, with the main bedroom offering a range of fitted wardrobes and furniture. The family bathroom with three piece suite serves both bedrooms. Externally the property offers a substantial courtyard garden for ease of maintenance along with an additional good-size lawned garden behind. Additional highlights include off-road parking (a highly desirable feature in this part of Wilmslow), gas central heating, and double glazing, ensuring comfort and efficiency throughout the year.

LOCATION

The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities

and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

Sat-Nav: SK9 6AT

TENURE

Freehold . (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Council Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



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