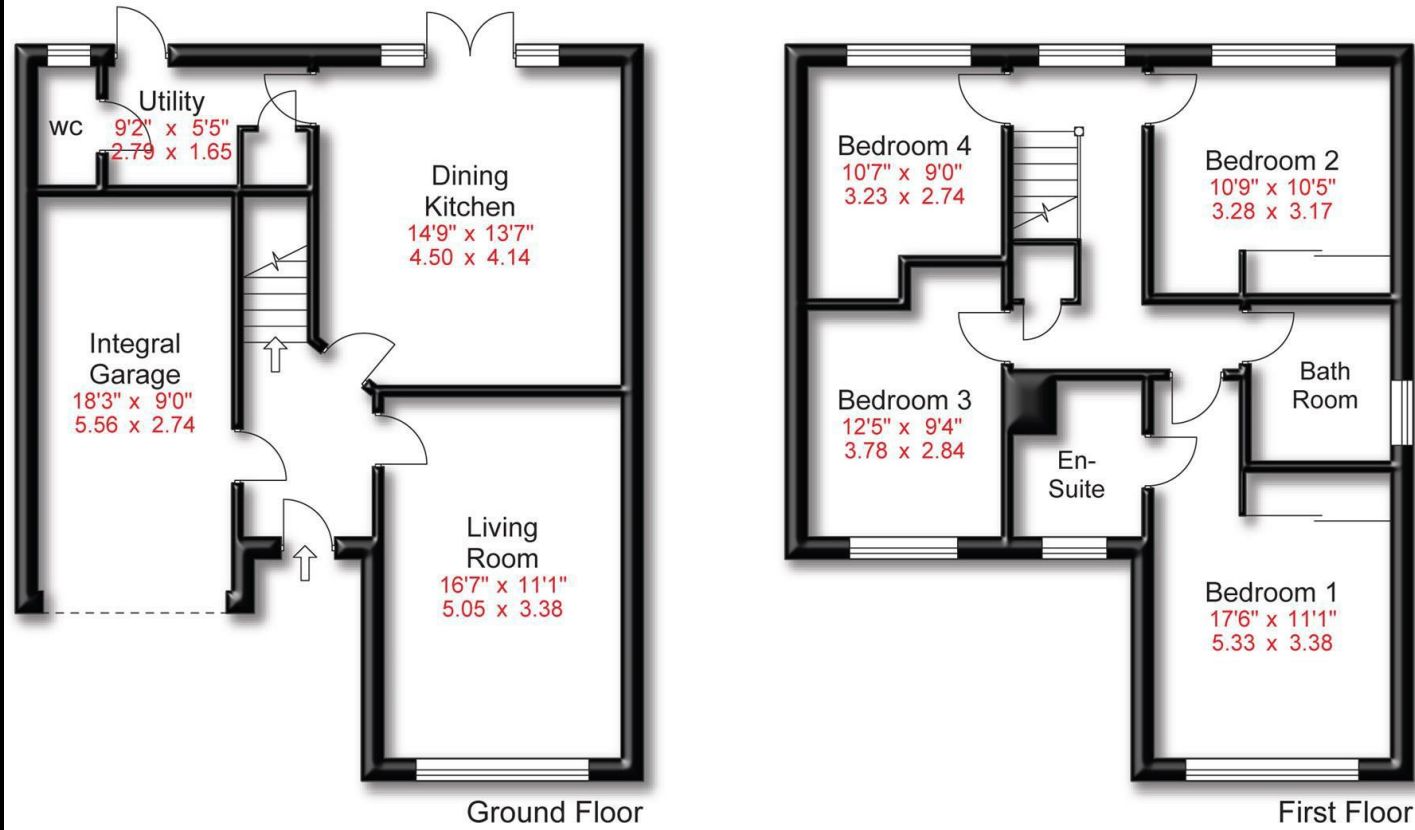


Approx Gross Floor Area = 1422 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	



Hawker Road | Woodford  
Price Guide £600,000



21 Bramhall Lane South | Bramhall | SK7 1AQ  
t: 0161 480 0099  
e: enquiries@hibberthomes.com  
www.hibberthomes.com

SALES & LETTINGS

Bedrooms 4

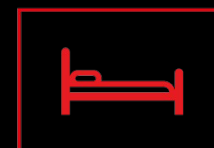
Bath 2

Reception 2

Parking here

Area  
1422.00 sq ft

Type here



- SPACIOUS DETACHED RESIDENCE
- ATTRACTIVE GARDEN
- CLOSE PROXIMITY TO PRIMARY SCHOOL
- LARGE KITCHEN
- GREAT LOCATION
- MODERN CHARACTER THROUGHOUT

Welcome to Hawker Road - a charming location for this stunning detached house. This nearly new property, built in 2018, boasts a modern design that is sure to impress.

As you step inside, you are greeted by a spacious living room with ample windows generating lots of natural light, as well as a bespoke spacious kitchen with state-of-the-art in-built appliances included. The property features four large bedrooms, with the master featuring an impressive en-suite shower room. A main bathroom with bath and shower head above completes the upstairs and provides brilliant space for a growing family.

An attractive garden with a two separate seating areas makes it perfect for enjoying the outdoors and hosting gatherings in the warmer months, or enjoying an opportunity of relaxation.

This property seamlessly blends modern character with practical living, making it a desirable home for those looking for a contemporary lifestyle.

Please contact Hibbert Homes on 0161 480 0099 [enquiries@hibberthomes.com](mailto:enquiries@hibberthomes.com) to arrange your viewing today.

