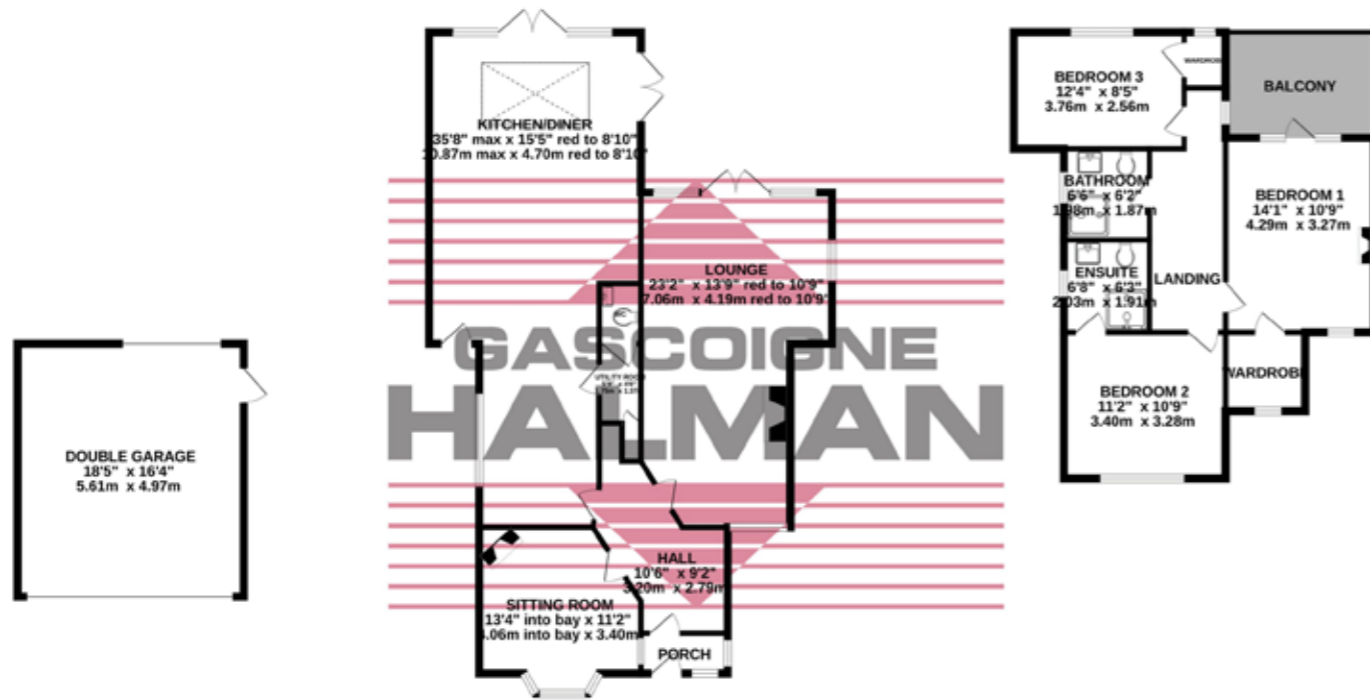


543 CHESTER ROAD
Woodford
£820,000

GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1856 sq.ft. (172.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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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

Set behind a gated driveway and located in a highly desirable position, a superbly presented character detached house offering 3 double bedrooms, 2 bathrooms, 2/3 reception rooms, a detached double garage, lovely larger than average south facing gardens and potential to extend.

Bramhall
 9, Ack Lane East, BRAMHALL SK7 2BE
 0161 439 5555 | bramhall@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Superbly presented character detached home
- Lovely larger than average south facing gardens
- 3 generous double bedrooms and 2 bathrooms
- Private gated driveway

- Highly desirable position
- Impressive lounge over 23' in length
- Downstairs WC and utility room
- Detached double garage

£820,000

543 CHESTER ROAD

Woodford



This particular property is situated on the highly popular Chester Road in the hamlet of Woodford Close to the church. Set back from the road behind electrified gates, the house enjoys a wide frontage providing ample off road car parking and turning areas in addition to a true detached double garage and plenty of potential to extend. Special mention must be made of the lovely rear gardens which incorporates large areas laid to lawn, a paved patio and pergola, further timber built storage shed and a detached summer house/home office with power and lighting, all enjoying a sunny southerly aspect. Internally this character home has enjoyed many improvements and extensions to the original accommodation to include a hallway, impressive lounge which is over 23' in length with a feature fireplace whilst there is a good size sitting room/dining room to the front with

a bay window. The heart of the home is a stunning open plan family dining living kitchen fitted with an excellent range of units and appliances including a separate utility and downstairs WC. Both the lounge and living area to the dining kitchen have double doors to outside. To the first floor there are 3 generous double bedrooms, the master of which has a walk-in store room/wardrobe, feature fireplace and access onto the rear balcony, taking maximum advantage of the lovely open aspect, whilst the guest bedroom features a well-appointed en-suite shower room. The good size 3rd double bedroom also features walk-in wardrobes and the main shower room has also been upgraded and is well-appointed. Double glazing is installed with the benefit of gas fired central heating and a thorough inspection is fully recommended to appreciate not only the superb position but the further potential the house offers to extend further.

LOCATION

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

DIRECTIONS

Leaving Bramhall in a southerly direction on Woodford Road continue over the Manchester Airport eastern bypass to the top of the road to the roundabout. Turn right into Chester Road and proceeding in a westerly direction and before reaching the Christ Church in Woodford the property can be found on the left hand side. SK71PR

TENURE

We are advised the property is held freehold.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC. Council Tax Band F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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