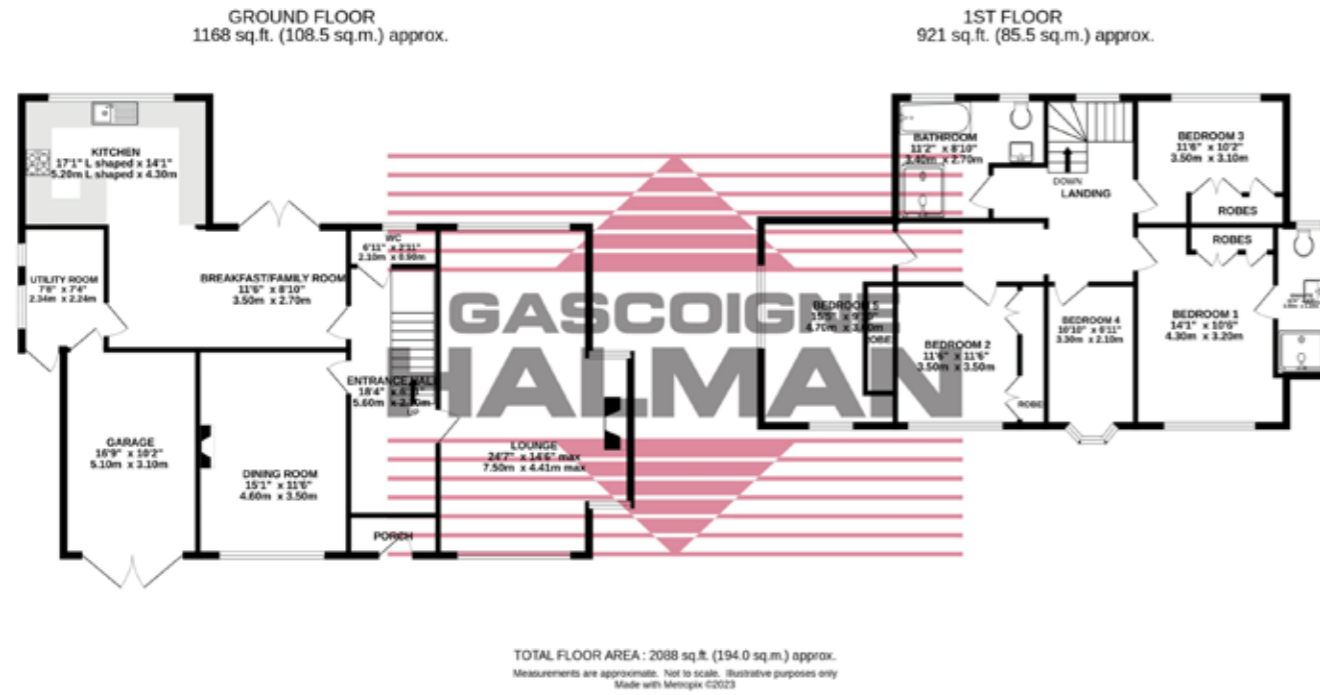


376 CHESTER ROAD
Woodford
OFFERS OVER
£1.0 MILLION



NOTICE
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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

A character detached family home of excellent proportions offering 5 bedrooms, 2 bathrooms, 3 reception rooms, large well tended gardens, deep driveway and integral garage.

- A beautifully presented detached family home in a highly desirable location
- Planning permission granted for a ground and first floor extension to side and rear-DC/085801
- 5 bedrooms, 3 reception rooms

- Separate utility and downstairs WC
- Principle lounge over 24' in length
- Deep frontage with gated entrance
- Large, well-tended gardens
- Extensively fitted kitchen with a range of appliances

**OFFERS OVER
£1.0 MILLION**

376 CHESTER ROAD

Woodford



This particular property is situated in one of Woodford's premier residential locations along Chester Road, characterised by mainly older styled properties. The accommodation enjoys an excellent and deep frontage with a gated driveway providing ample off road car parking and a pretty garden which is mainly laid to lawn. Special mention must be made of the lovely rear garden which incorporate mature hedging, 2 patios, one laid to timber decking, large expansive lawn enjoying a great deal of privacy from neighbouring properties. Internally this well-balanced family home offers generous and well planned accommodation and planning has been granted and obtained for a ground and first floor extension to the side and rear (planning number DC/085801). The well planned accommodation includes a lovely central hallway with downstairs WC, whilst the

principle lounge is over 24' in length featuring an inglenook fireplace. In addition there is a good size dining room, whilst the family room has double doors to outside and leads to an extensively fitted kitchen with built-in appliances and a range cooker. In addition there is a separate utility and access to the integral garage. To the first floor there are 5 generous bedrooms, the master of which features an en-suite shower room and built-in wardrobes as does the 2nd, 3rd and 5th bedrooms, whilst the 4th bedroom features an oriel bay window. The bedrooms are admirably served by a well-appointed bathroom fitted with a 4-piece-suite including a separate shower. UPVC double glazing is installed and the property has the added benefit of gas fired central heating run on a Worcester Combi boiler and presented to a high standard throughout must be viewed to be appreciated.

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 along Woodford Road, over the bypass to the top of the road. At the roundabout turning left onto Chester Road and the property can be found after a short distance set well back from the road on the left hand side

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport Borough Council. Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

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



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