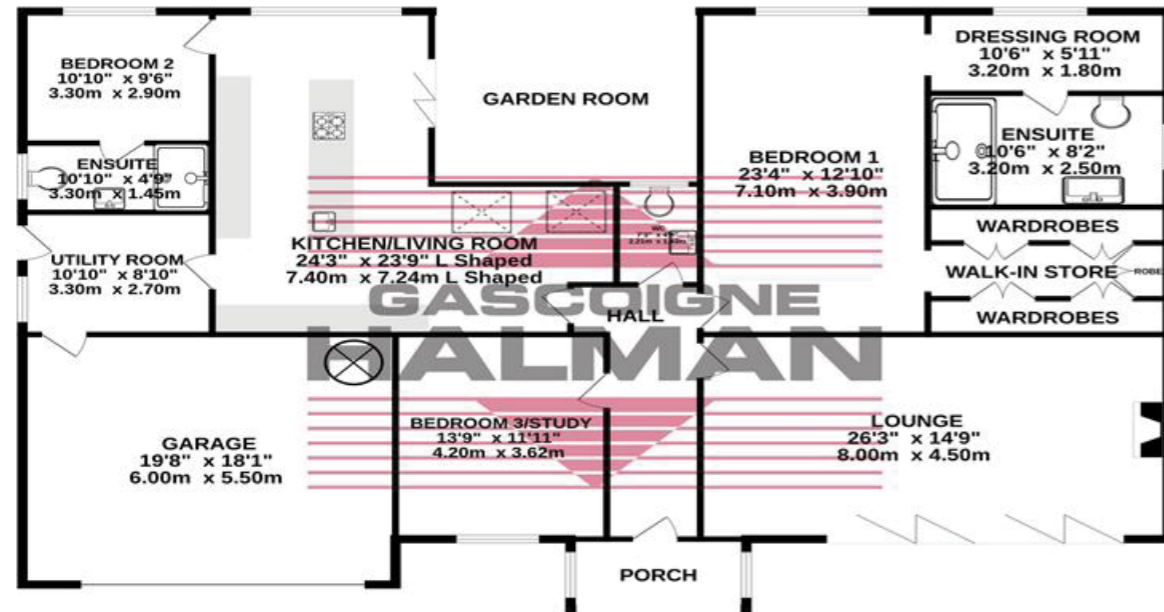


**14 JENNY LANE**  
Woodford  
**£1.25 MILLION**

**GROUND FLOOR**  
2559 sq.ft. (237.8 sq.m.) approx.



TOTAL FLOOR AREA: 2559 sq.ft. (237.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



**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

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

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

Practically re-built in 2022 a stunning detached true bungalow of excellent proportions and a high standard of finish throughout to incorporate 3 bedrooms, 2 bathrooms, open plan living kitchen, an integral garage, landscaped gardens, all set behind electrified gates.

- A stunning detached bungalow finished to the highest of standards
- 3 good size bedrooms, 2 bathrooms
- Modern open plan living kitchen
- Set within a generous plot behind electrified gates
- Located within Woodford's premier residential areas

- Principle lounge over 26' in length featuring a magnificent fireplace
- Separate WC off the main hall and separate utility
- Lovely dining room with Velux windows and bi-fold doors to outside

**£1.25 MILLION**

**14 JENNY LANE**

Woodford



**DESCRIPTION**

Jenny Lane is thought of as one of Woodford's premier residential locations on the outskirts of Bramhall village. The property enjoys a highly enviable location set behind electrified gates within landscaped gardens which provide interest at each and every turn and to the rear an open countryside with lovely views. The gardens incorporate ample parking and turning areas in addition to the integral garage which has electric doors. Practically re-built in 2022, the bungalow offers excellent versatile accommodation all on one level. Superb finishing touches include ceramic tile flooring with underfloor heating whilst strategic skylights and bi-fold doors provide for ample natural lighting. A lovely reception hallway leads to the principle living room which is over 26' in length with magnificent living flame gas

fire and bi-fold doors to the front whilst the living kitchen dining room is a stunning L-shaped area with extensively fitted kitchen with a host of appliances and a host of appliances. Open to a pretty dining room with Velux windows and bi-fold doors to a lovely veranda providing an excellent place to BBQ etc. The property also benefits from a separate utility room and there is a separate WC off the main hall. The bedroom accommodation is highly complimented by a stunning master suite which includes a bedroom over 23' in length which benefits from a large walk-in wardrobe with built-in furniture, dressing room and superb en-suite shower room. In addition there is a guest bedroom also features an en-suite shower room whilst the 3rd bedroom is currently used as a study but provides a large, spacious 3rd bedroom.

A stunning bungalow finished to the highest of standards and must be viewed to be fully 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 crossing over the bypass, take the next turning on the right hand side into Jenny Lane where the property can be found on the left hand side. SK71PE

**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: F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**