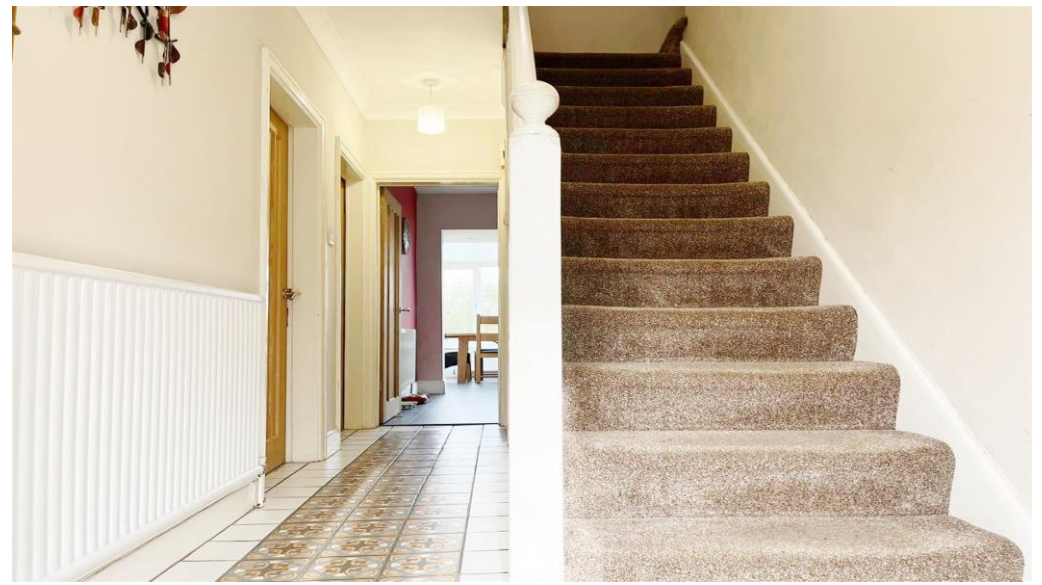




**GASCOIGNE
HALMAN**

Moor Lane, Woodford, Stockport
Offers Over £670,000

THE AREA'S LEADING ESTATE AGENCY



Situated in a highly favoured residential location of Woodford and adjoining fields to the rear, a skillfully extended character semi-detached home offering 5 bedrooms, 2 bathrooms, 2/3 reception rooms, ample parking with large integral garage and lovely mature rear gardens.

Property details

- Situated in The Highly Favoured Woodford Area
- Five Bedrooms, Two Bathrooms & Downstairs WC and Three Reception Rooms
- Wide Driveway for Ample Car Parking & Large Integral Double Garage
- Large Mature Private Established Gardens
- Superb Accommodation Approaching 1900 sq/ft
- uPVC Double Glazing & Gas Fired Central Heating



About this property

This particular property is situated in a highly enviable location on Moor Lane in the popular village of Woodford. The property is fronted by a wide, gated driveway providing ample car parking in addition to a large integral garage. To the rear, special mention must be made of the lovely mature gardens which incorporates areas laid to lawn including a large paved patio. The garden enjoys a lovely aspect adjoining fields to the side and rear.

Internally this skillfully extended family home offers generous accommodation which must be viewed to be appreciated. A large reception hallway includes a downstairs WC and the original 2 reception rooms include a bay fronted lounge to the front and sitting room in the middle which now benefits from an extension to the rear incorporating a fabulous orangery which is open to an extensively fitted kitchen with breakfast bar and a host of appliances. In addition there is a separate utility to the rear of the integral garage.

To the first floor the versatile and generous rooms continue to impress with 5 bedrooms, the master of which features an en-suite shower room, whilst the family bathroom features a 4-piece-suite including a walk-in shower. The property has the further benefit of gas fired central heating with uPVC double glazing including a pressurised hot water system and enjoying this excellent location must be viewed to be appreciated.







DIRECTIONS

SK7 1PJ

COUNCIL TAX BAND

E

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 MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

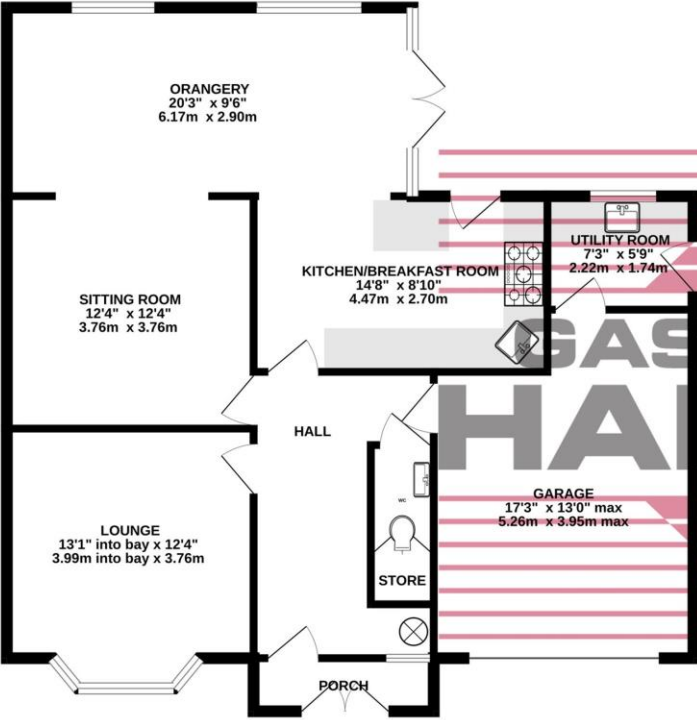
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

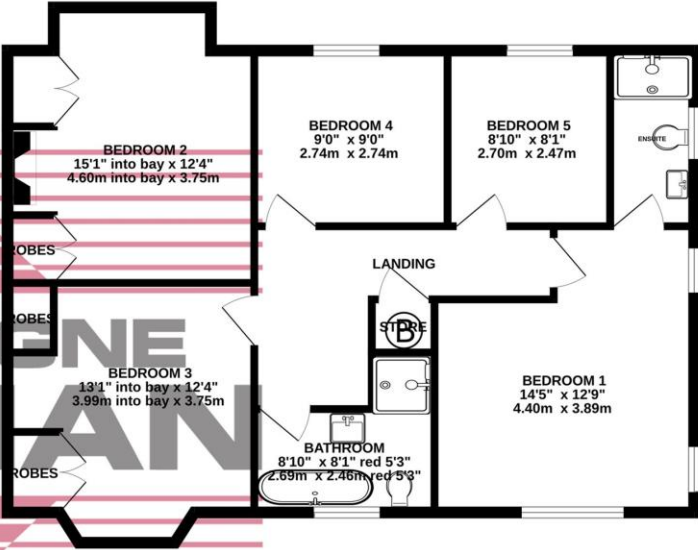
Ask Agent

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.

GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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