



**GASCOIGNE
HALMAN**

Verdon Roe Avenue, Woodford
£625,000.00

THE AREA'S LEADING ESTATE AGENCY



Verdon Roe Avenue forms part of the highly acclaimed Woodford Garden Village development constructed by Redrow Homes. This exciting development breathes life into the Woodford area but yet Woodford itself retains a deep history with its village character and farming community. The network of winding country lanes lead to a plethora of facilities such as Woodford & Bramhall Cricket Club, The Avro Herritage Museum, Woodford Recreation Ground and Woodford Notcutts Garden Centre, which includes a café. Equally there are an array of popular pubs such as The Davenport Arms, known locally as 'The Thief's Neck', the recently built 'Aviator' pub as well as excellent Schools such as the nearby Woodford Primary School, Lostock Hall Primary School & Queensgate Primary School. Woodford retains a strong sense of community and promotes a superb family friendly environment and this home is certain to appeal to many discerning buyers.

Property details

- Walking Distance To Recreational Park & Family Friendly Bar/Restaurant 'The Aviator' Within Redrow Development
- On the Doorstep of Woodford Primary School
- Conveniently Located for Easy Access To the Manchester Airport Link Road
- Modern Four Bedroom Detached Family Home with 5 Year NHBC Warranty Remaining
- Superbly Presented Throughout with Double Driveway and Enclosed Private Garden
- Bespoke Fitted Wardrobes to Bedrooms with Luxury En-suite & Contemporary Family Bathroom



About this property

This modern brick built detached family home constructed in 2020 by Redrow Homes occupies a highly desirable location within the Woodford area. The property promotes excellent accommodation for families and internally the hallway leads into a superb well proportioned bay fronted living room. A large open plan kitchen dining room forms the hub of the home and includes a contemporary shaker style kitchen with attractive and durable quartz worktops. Ample light floods into this wonderful reception space via the double doors whilst a utility area sits adjacent to the kitchen along with the downstairs WC, completing well balanced accommodation. To the first floor the property includes four superb bedrooms, the master benefiting from a tastefully presented en-suite as well as bespoke fitted wardrobes. The second bedroom also includes fitted wardrobes. A family bathroom sits centrally on the landing and again reveals a modern suite which will please any buyer. There are various storage cupboards to the first floor and second floor which is ideal for any discerning buyer. To the front there is a double driveway leading to a single garage which displays excellent storage but equally this could be converted into an additional reception room (subject to permissions). Currently the garage is well equipped with gym equipment and provides an excellent space for health and fitness. A secure side gate leads to a privately enclosed garden which can be enjoyed all year round.









DIRECTIONS

SK7 1SR

COUNCIL TAX BAND

F

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		94 A
81-91	B	84 B	
69-80	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

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

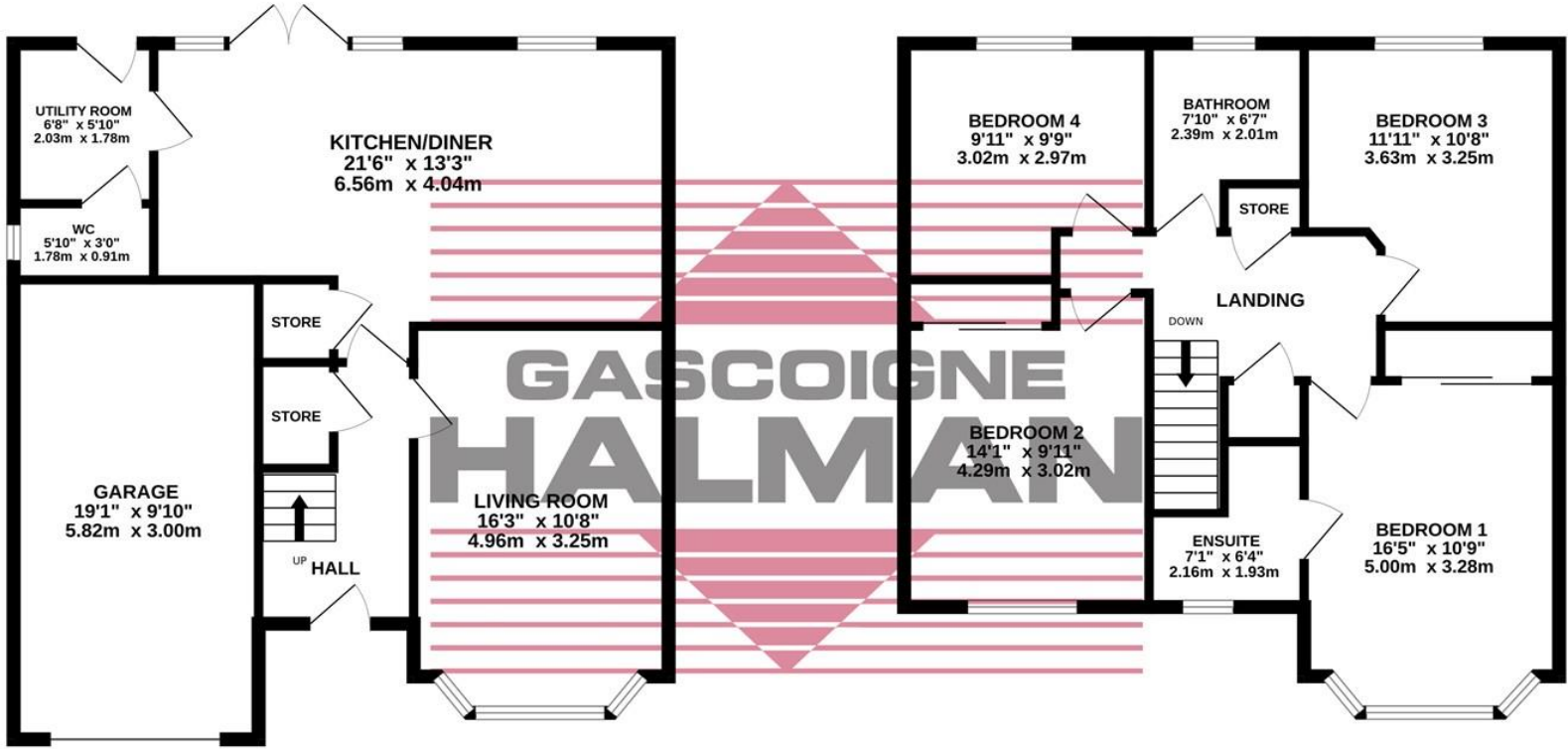
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE