



**GASCOIGNE
HALMAN**

Chadwick Avenue, Woodford
£735,000.00

THE AREA'S LEADING ESTATE AGENCY



Chadwick Avenue is a turnkey four bedroom detached family home and 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 Heritage 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

- Superb Family Accommodation In Excess of 1700 sq/ft with Immaculate Private South Facing Rear Garden
- Stylish Interior Design with Elegant Décor & Open Plan Kitchen Family Room With Premium Finishes Throughout, As Well As Added Extra's Such As Bespoke Fitted Wardrobes
- Family-Friendly Area, Close To Excellent Schools, Including The Highly Desirable Woodford Primary & Top Schools in Bramhall, Cheadle, and Poynton
- Great Connectivity - Convenient Access To Handforth Dean Shopping Centre, Total Fitness & Charming Nearby Villages With Excellent Transport Links
- Modern Four Bedroom Detached Family Home with 1 Year NHBC Warranty Remaining
- Walking Distance To Recreational Park & Family Friendly Bar/Restaurant 'The Aviator' Within Redrow Development



About this property

Perfectly positioned for privacy this superb family residence is located on a quiet side street off Lancastrian Way, which is located close to the entrance of the development. The setting of this wonderful property highlights a superb advantage as access to Bramhall village, amenities, transport links and Schools is that much closer and only a leisurely walk away from everyday convenience. Offering a wide frontage the property provides ample parking with the use of a double driveway leading to a double garage. Internally the entrance hallway provides a fantastic introduction and incorporates a useful downstairs WC. A large living room displays a well proportioned reception room offering a fabulous place to unwind and relax or socialise and entertain. The open plan kitchen family room spans approximately 35 ft in width and is cleverly arranged with a spacious sitting room, dining area and contemporary kitchen with a range of high specification appliances. Sliding patio doors provide access to the rear garden and various windows supply natural daylight into the whole family room. The utility room is beneficial for day to day appliances and even includes additional understairs storage with courtesy side entrance available to access the double garage. A turned staircase leads to the first floor where exceptional sleeping quarters endeavor to provide the perfect environment to recharge, rest and relax. Three of the bedrooms offer well organised bespoke fitted wardrobes, with the master bedroom also including a luxury en-suite. The fourth bedroom and modern family bathroom are also positioned off the landing and complete well balanced accommodation. To the rear of the property is a magnificent south facing garden displaying a superb level of privacy, ideal for being able to entertain friends and family and allowing children to play.











DIRECTIONS

SK7 1SJ

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		93 A
81-91	B	85 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?

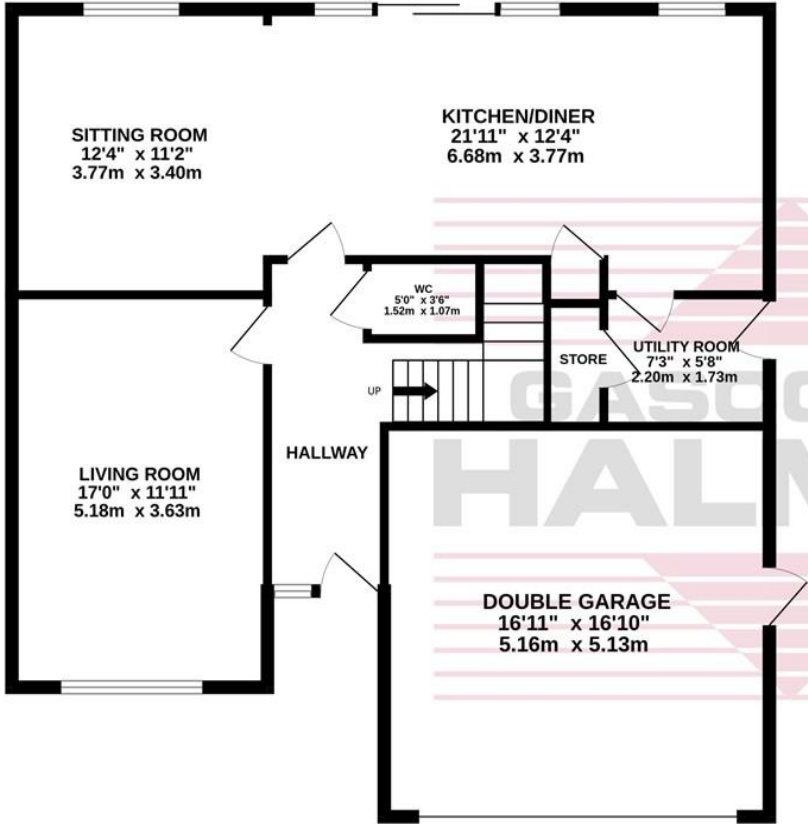
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

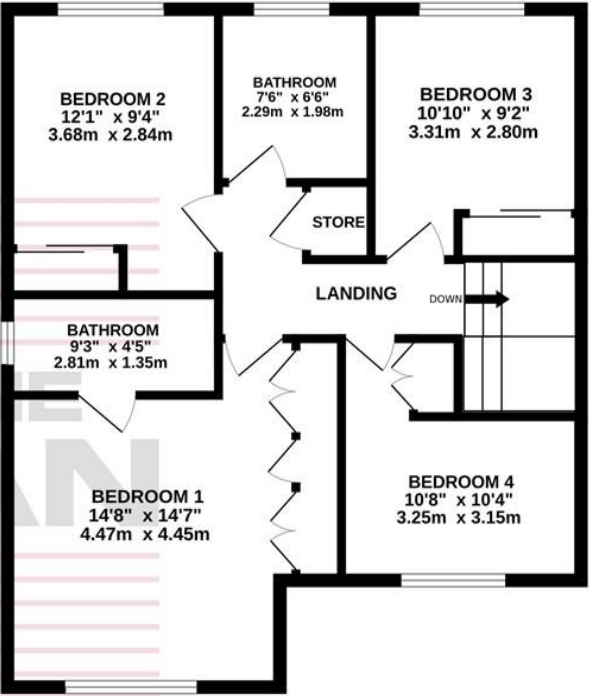
No

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
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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