



**GASCOIGNE
HALMAN**

Chester Road, Woodford
£1,100,000

THE AREA'S LEADING ESTATE AGENCY



Chester Road forms part of the settlement of Woodford which adjoins suburbia in Bramhall and Poynton as well as Cheadle Hulme. Woodford offers a deep history but still retains some of its village character and farming community, with a network of winding country lanes leading 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. With the openness of the countryside on the doorstep there are wonderful far reaching views of farmland with the Pennine Hills beyond. 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

- Spacious Family Accommodation In Excess of 2600 sq/ft
- Fiver Well Proportioned Bedrooms with Two Bathrooms & Two Separate W/C's
- Substantial Traditional Detached Family Home With Far Reaching Views Across Countrywide & The Derbyshire Hills
- Southerly Facing Private Rear Garden With Open Views, Along With Spacious Driveway & Double Garage
- Ample Opportunity To Extend & Re-Model To Suit Any Buyers Needs & Requirements
- No Onward Chain For Additional Convenience



About this property

This extensive residence is positioned in one of Woodford's most desirable locations and is certain to appeal to those buyers looking for a family home. Originally constructed in the late 30s, the house offers a great deal of charm and character which must be viewed to be appreciated. The property is set well back from the road, having a good size mature front garden and a driveway with parking for several cars, leading to an integral double garage with electric up and over door. To the rear the gardens enjoy a sunny south-easterly aspect with areas laid to lawn, a crazy paved patio and a fine detached brick-built garden room which provides versatile space. Internally the generous and extended accommodation includes a lovely reception hallway, impressive 21' through lounge with inglenook fireplace and double doors to the rear garden and there is a large separate dining room with feature bay window. The breakfast kitchen is fitted with an excellent range of units including appliances and quartz work tops and benefits from a separate utility room and wine store. In addition there is a downstairs WC positioned off the hallway. The first floor offers generous accommodation, with five bedrooms, the master having a large en-suite bathroom which includes a bath and separate walk-in shower. Four of the double bedrooms are positioned to the rear which will allow buyers to enjoy the superb views across the countryside and the Derbyshire hills, on a clear day you may even get a glimpse of 'White Nancy' which is a national heritage grade two listed structure at the top of Kerridge Hill. There is a family bathroom, with bath, basin and separate walk-in shower along with a separate WC and basin just off the landing. NO ONWARD CHAIN











DIRECTIONS

SK7 1QQ

COUNCIL TAX BAND

G

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		
69-80	C		72 C
55-68	D	56 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?

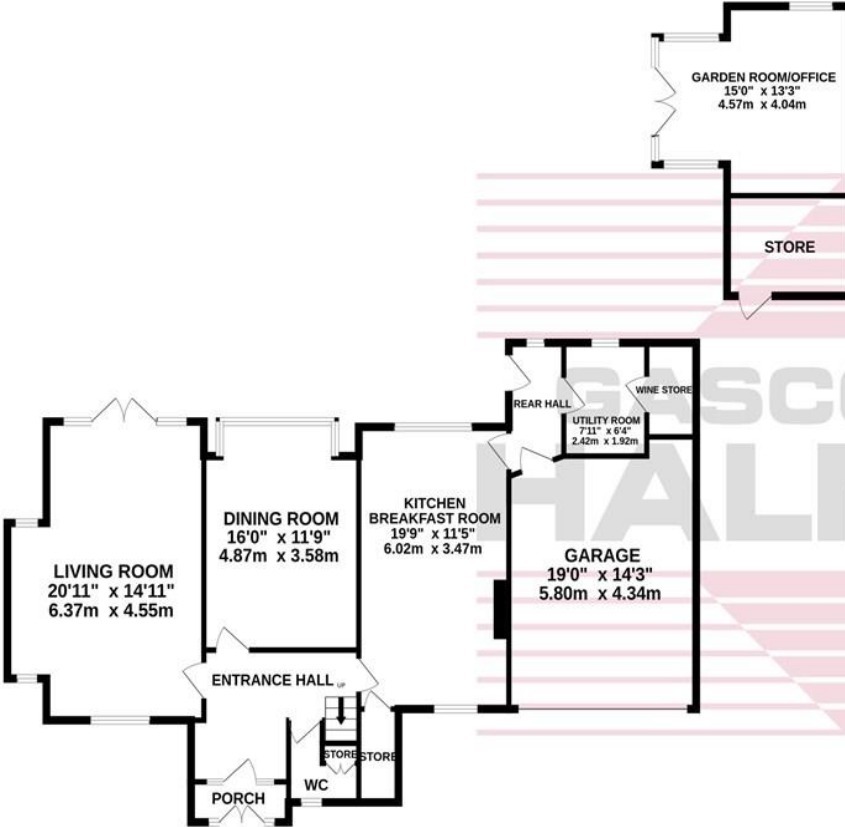
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

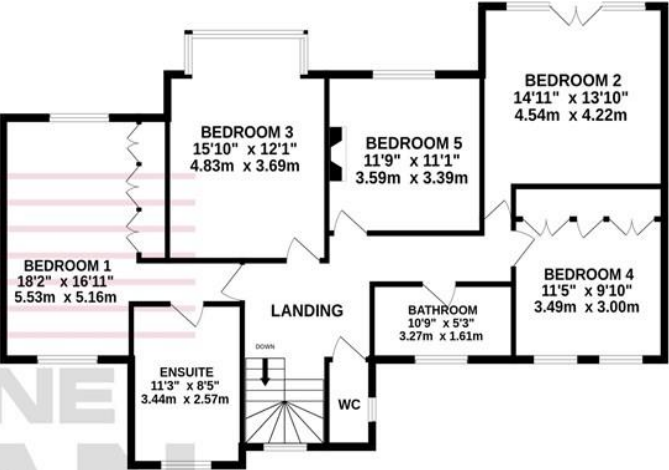
No

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
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA : 2623 sq.ft. (243.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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