



**GASCOIGNE
HALMAN**

Nimrod Grove, Woodford

THE AREA'S LEADING ESTATE AGENCY



This beautiful modern four bedroom executive style detached property boasts over 2300sq/ft of wonderful living space. The property offers a perfect combination of open plan living & high specification finish throughout. Sitting on the highly desirable Redrow Woodford Garden Village it goes without saying that the property will cover everything ranging from its excellent energy efficiency, assisted by solar energy and battery storage, to its stunning green surroundings.

Property details

- Generous & Impressive Floor Area In Excess of 2300 sq/ft.
- Quiet & Attractive Neighbourhood Full Of High Quality Detached Homes Perfect For Families
- Excellent Transports Links For Commutes into Manchester & London
- Ideally Located For The Aviator Bar & Restaurant, Avro Heritage Museum & Woodford Primary School
- Smarter, Greener & Cheaper - Solar Roof Panels Providing Unbeatable Cost Effective Energy With Storage Battery Included
- Four Spacious Double Bedrooms, Three Contemporary Bathrooms With Exceptional Contemporary Living Space Throughout



About this property

Sitting on the Woodford Garden Village Redrow development you will come across this stunning four bedroom detached property. From the outside you are greeted by an enticing attractive frontage and a sense of quality that echo's throughout the entire property. The property occupies a quiet and highly desirable position within the development with easy access to transport links as well as good access to Schools. Inside, the home offers bright spacious living spaces that deliver both style and practicality. As you step into the hallway you may notice the warmth of the underfloor heating that will embrace you throughout the entire ground floor. Entering the kitchen you will notice that the rear elevation is divided into sections currently used as kitchen, dining and living but yet their is a sense of an open plan layout to provide excellent entertaining space. The kitchen comes fully stocked with Siemens appliances such as ovens, dishwasher and two full sized fridge/freezer's. The options do not stop there with a Bosch induction hob and two Samsung air-con units which deliver a comfortable temperature across the back of the house. If you can take your eyes away from the kitchen you will be able to also notice an ample sized utility room that then leads towards a generous double garage. If you did want to relax and unwind then you still have plenty of space in the large separate bay fronted living room. A downstairs WC completes excellent ground floor accommodation. Leading upstairs there is a well lit gallery landing that provides ease of access into all four double bedrooms. The largest bedroom truly feels like a master suite with it's separate dressing room with bespoke wardrobe layout as well as the stylish spacious en-suite bathroom. Moving through to the second bedroom you are once again greeted with a generous space that also provides a useful modern en-suite. In the main bathroom there are high quality Aqualisa & Villaroy & Boch fixtures and fittings with a four piece suite. These same reliable brands are also shown in both en-suites just so there is no doubt of the luxurious finish on offer. The two remaining double bedrooms provide further ideal sleeping quarters for children or guests and there is even a fantastic space for a home office in one of the bedrooms. The property has an additional solar power source complete with battery storage, which is shown to be effective by the high energy efficient EPC rating. Behind the home there is a low maintenance garden for the hesitant gardener whilst a double driveway offers ample parking arrangements.











DIRECTIONS

SK7 1SF

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		92 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?

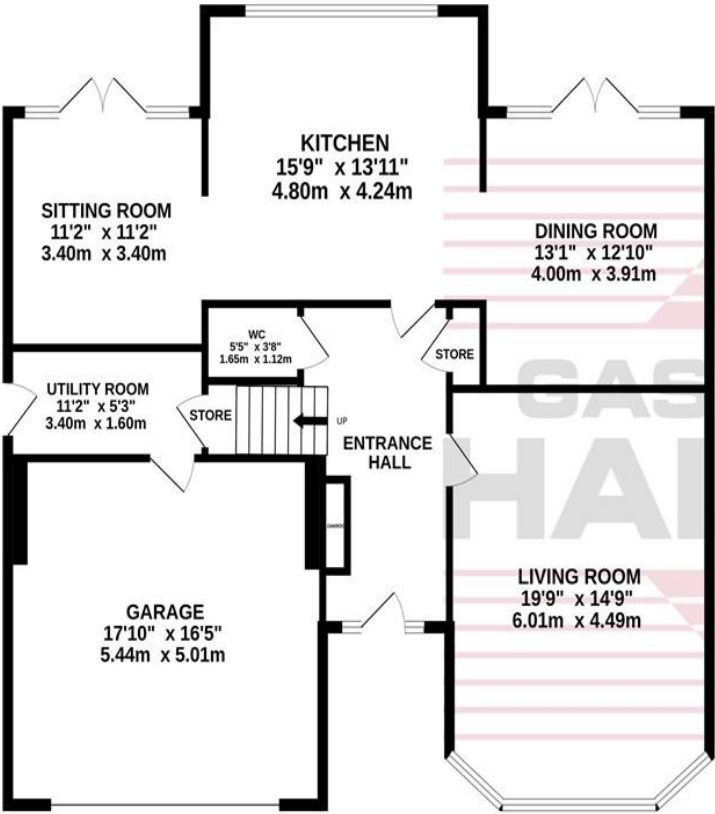
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

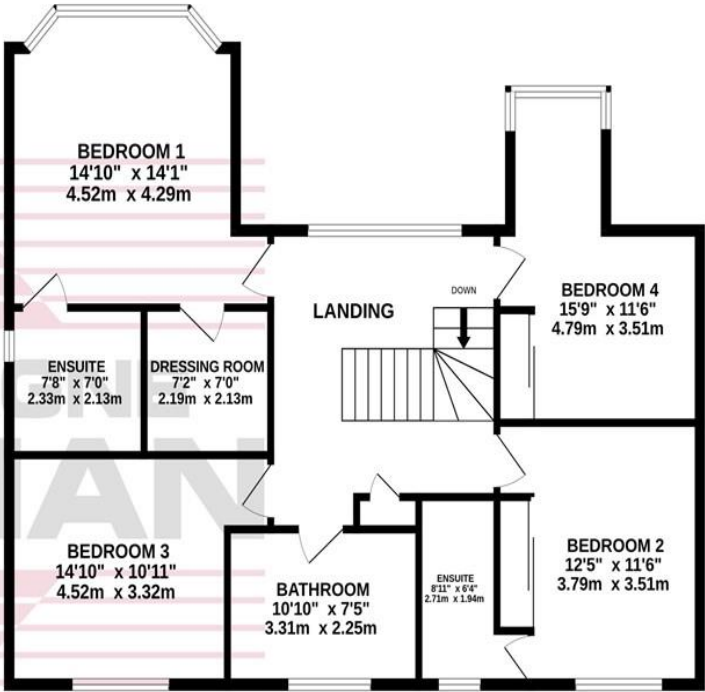
No

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
1306 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 2312 sq.ft. (214.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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