



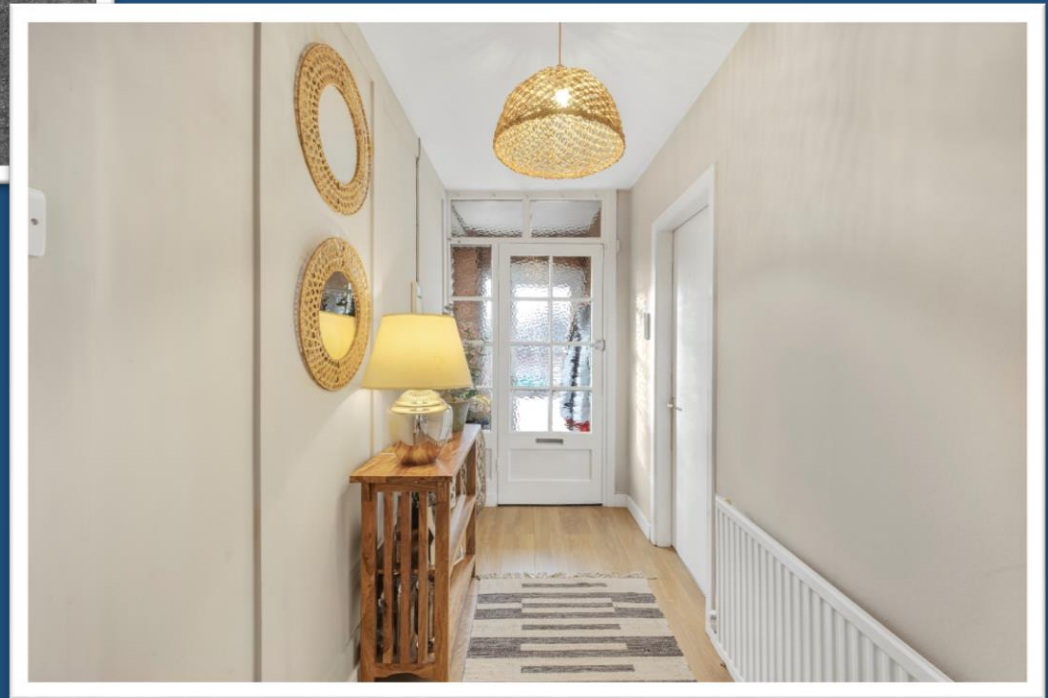
EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

16 Moor Lane, Woodford, Cheshire, SK7 1PP





Nestled in the peace and picturesque surroundings of beautiful Woodford, this tastefully presented and extended, spacious 3-bedroom detached bungalow offers comfort and modern living in an idyllic location. With Woodford' charm and amenities just a stone's throw away, this home is perfect for those seeking a balance of rural tranquillity and modern living. Discover a contemporary interior that's both welcoming and luxurious, with the heart of the home being a 25' 5" x 25' 0" open plan living kitchen with stunning bi-fold doors leading out. Beyond the kitchen you'll find a useful utility room/additional wc, stunning cinema room/possible bedroom, which provides the ultimate comfort.





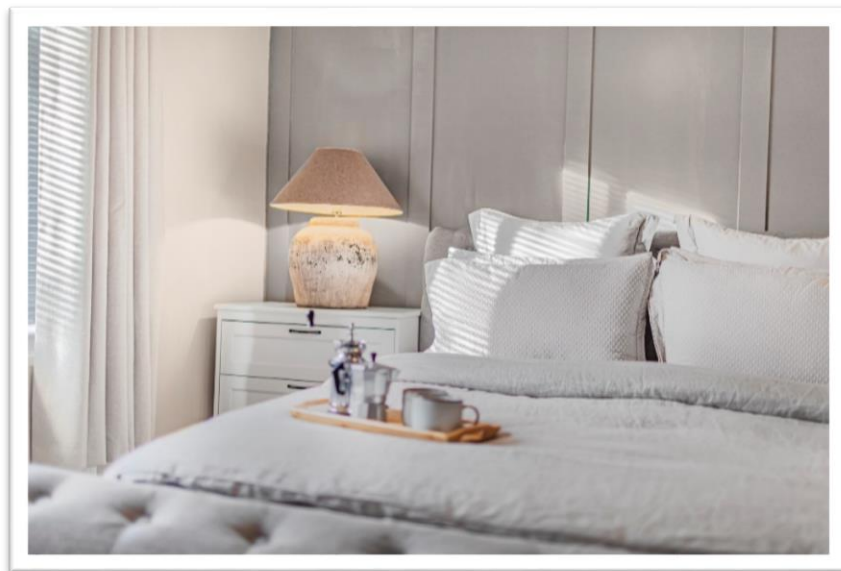
- A Very Well Extended, Tastefully Improved and Spacious Detached Bungalow
 - Well Planned Kitchen Extension with Utility Room/WC
 - Meticulously Presented & Private Garden with Lovely Patio Area
 - Lovely Surroundings & Great Overall Plot
 - Large Loft Area
 - 25' 5" x 25' 0" Open Plan Living/Breakfast Kitchen with Bi-Folding Doors
 - 3 Good Bedrooms & Large Bath/Shower/WC
 - Great Rear Garden with Open Aspect
 - Gated Driveway Parking
 - Good Integral Garage





From the inner hallway...

There are two further, very generously sized bedrooms, the principle bedroom with its own dressing area and built-in wardrobes. The home offers a modern, well fitted bath/shower/wc. The home also offers additional large loft space which lends itself to be further developed (subject to planning permission).





Outside...

you'll enjoy delightful, beautiful and well maintained rear garden with adjoining field views which is perfect for enjoying a peaceful day in the garden or outside entertaining. The welcoming, electrically gated front entrance provides perfect privacy and leads to ample parking and useful integral garage.



MORE TO EXPLORE

Woodford, Cheshire, is a picturesque semi-rural area nestled between the villages of Bramhall and Poynton. This quiet and charming locale provides residents with a blend of countryside living and urban convenience, making it an appealing place for families and professionals alike. Woodford is known for its small yet useful selection of local amenities, including a convenient village store that meets daily needs, as well as traditional pubs that add to the area's cozy, community-oriented feel. The Woodford Village development adds to this charm, offering modern homes and well-maintained surroundings that blend into the area's natural beauty.

Families are especially drawn to Woodford for its well-regarded primary school, which has a reputation for strong academics and a warm community spirit. The area's appeal is enhanced by its excellent transport links, with easy access to main roads and public transport options that connect Woodford efficiently to Manchester and other nearby towns. This connectivity, combined with Woodford's proximity to larger villages like Bramhall and Poynton, means that residents can enjoy a semi-rural lifestyle without sacrificing the convenience of nearby shops, services, and recreational activities.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found only a stone's throw away. Notcutts Garden Centre offers a lovely café.



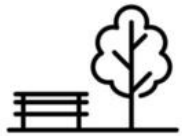
Schools?

There are lots of good schools closeby with Woodford Primary School being within walking distance. Queensgate Primary is also closeby, along with links to Bramhall High School, Cheadle Hulme & St James.



Restaurants and drinks?

The Aviator is a firm favourite for Woodford and is a must to visit for a drink and enjoy a meal by the fire.



Walks and park?

Bramhall Park, Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Many can be found at Handforth Dean Shopping Centre; Tesco, M&S or venture into Poynton for Aldi or Waitrose.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

POST CODE: **SK7 1PP**

TENURE: **FREEHOLD**

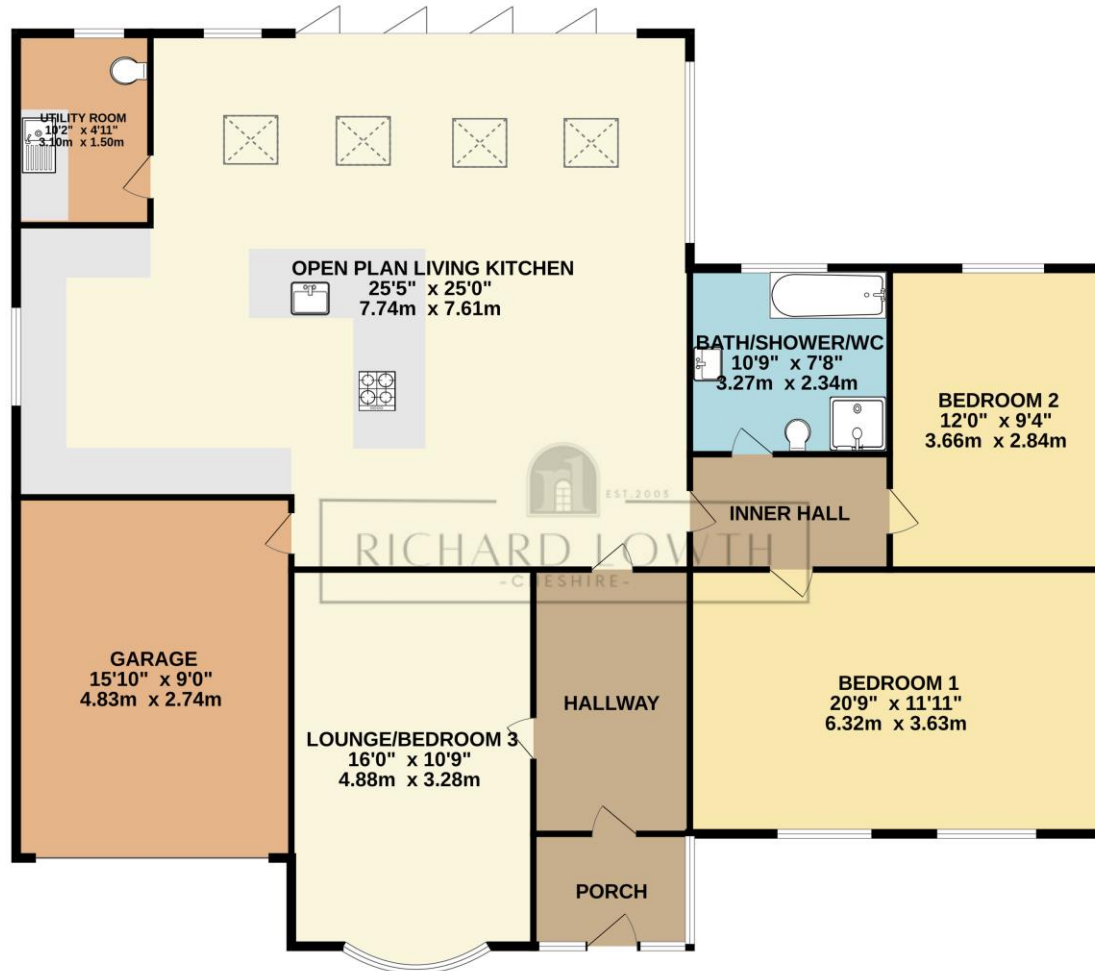
ENERGY PERFORMANCE CERTIFICATE:

COUNCIL TAX BAND: **F**

SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Stockport Metropolitan Borough Council. For further information, please use: <https://www.stockport.gov.uk/>**

GROUND FLOOR



DIRECTIONS: 16 Moor Lane, Woodford, Cheshire, SK7 1PP

From Poynton village, head out along Chester Road until you reach the traffic light junction where you'll take the left hand lane continuing along Chester Road. Take the first exit on the small roundabout passing Notcutts Garden Centre and then taking the 2nd exit on the next round about. Moor Lane will be your next turning on the right hand side and the property will be situation shortly after making this turning on the right hand side. Beyond the electric gates, there is ample parking on offer...

WHAT3WORDS:
///bucks.honest.dust

TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

