



69 Moor Lane, Woodford

Stockport

£525,000

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Woodford, Stockport

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- DETACHED BUNGALOW ON GENEROUS 0.12 ACRE FREEHOLD PLOT
- STUNNING OUTLOOK TO THE FRONT
- SOUTH-FACING LANDSCAPED GARDEN TO THE REAR
- TWO DOUBLE BEDROOMS PLUS LOFT ROOM WITH CONVERSION POTENTIAL (STPP)
- ATTACHED GARAGE WITH ELECTRIC DOOR & AMPLE DRIVEWAY PARKING
- WALKING DISTANCE TO BRAMHALL VILLAGE & EXCELLENT TRANSPORT LINKS

We're delighted to present this beautifully positioned **two-bedroom detached bungalow**, complete with a **versatile loft room**, sitting on a generous **0.12-acre freehold plot** in a highly sought-after semi-rural location in Woodford. With **open countryside views to the front**, a **private south-facing garden to the rear**, and **scenic country walks quite literally on your doorstep**, this home offers an enviable lifestyle of peace and convenience.







Inside the Property

Inside, the accommodation includes a welcoming **entrance porch**, spacious **hallway**, light and airy **living room**, formal **dining room**, and a well-equipped **kitchen**. The **master bedroom** benefits from its own **en-suite shower room**, while the second **double bedroom** is served by a sleek, recently installed **German-spec family bathroom**.

A **loft room**, currently accessed via a loft ladder, provides valuable additional space and **offers excellent potential for conversion into a third bedroom or home office (subject to the relevant planning permissions – STPP)**. Ideal for buyers looking for future flexibility.



Step Outside

Externally, the **south-facing garden** is a standout feature—peaceful, private, and bathed in sunlight throughout the day. A **driveway provides ample off-road parking**, and the **integral garage comes with an electric door**, adding both practicality and security. The property also benefits from **gas central heating, double glazing**, and a **full re-roof completed within the last 12 months**.

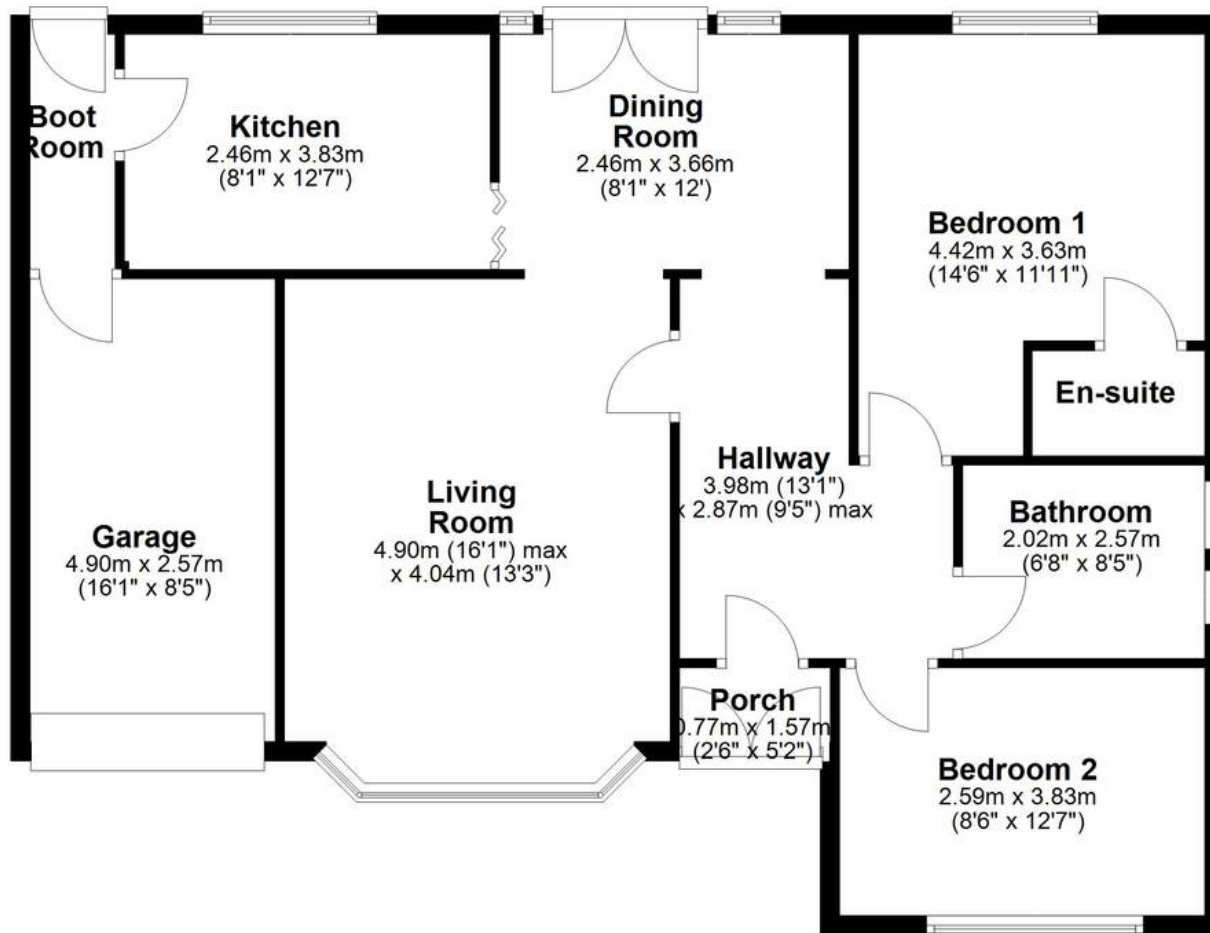
Located **within walking distance of Bramhall Village**, you'll enjoy easy access to its wide range of shops, restaurants, and cafés. For further retail needs, **Handforth Dean and Cheadle Royal retail parks** are just a short drive away. The home is also well connected for commuters, with **excellent links to Manchester Airport and the motorway network**. Local highlights such as **Woodford Garden Centre** and the **newly built primary school** are also close at hand.

A fantastic opportunity to secure a charming, well-located home with stunning views and exciting potential— **early viewing is highly recommended**.



Ground Floor

Approx. 115.8 sq. metres (1246.1 sq. feet)



Total area: approx. 115.8 sq. metres (1246.1 sq. feet)



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