

# 17 Hangar Crescent

Woodford, Cheshire, SK7 1GF



*mosley jarman*





## 17 Hangar Crescent, Woodford, Cheshire, SK7 1GF

**£465,000**

Video Tour available- An extremely well presented and spacious three storey, four bedroom, two bathroom family home situated in a quiet location which forms part of the Woodford Garden Village development close to the centres of Bramhall and Wilmslow and within close proximity of popular public and private schools including the school catchment area for Woodford Primary School (opened by The Laurus Trust in September 2022), Queensgate Primary School and Bramhall High School. The property benefits from off road parking for two cars, landscaped garden, open aspect viewings to the front of the house over Airfield Park, UPVC double glazing, gas fired central heating (run by a pressurised cylinder) and the remainder of NHBC new build warranty (approximately five years). The accommodation includes; a hallway (with down stairs wc, utility cupboard and under stairs storage), stylish dining kitchen (fitted with contemporary matching wall and base units, integrated AEG appliances and spacious dining area) and spacious living room (with French doors onto the garden). To the first floor there is a landing (with airing cupboard), three good sized bedrooms (one with fitted wardrobes) and a family bathroom (with contemporary sanitary ware and heated towel rail). To the second floor is a landing (with storage) and a master bedroom (with stylish ensuite shower room and fitted wardrobes).



- Four bedroom family home
- Two bathrooms and down stairs wc
- Off road parking for two cars
- School catchment area for Woodford Primary School
- Remainder of NHBC new build warranty (approximately five years)
- Accommodation over three floors
- Stylish dining kitchen
- Enclosed garden to rear
- Open aspect viewings to the front of the house over Airfield Park
- Freehold





### The Grounds & Gardens

To the front of the house there is a driveway (which provides off road parking for two cars and electric charge point with open aspect views over Airfield Park and access to communal green space and children's play park). To the rear of the house is an enclosed garden (which is mainly laid to lawn with paved patio and side gate with access to front of the house ).

### The Location

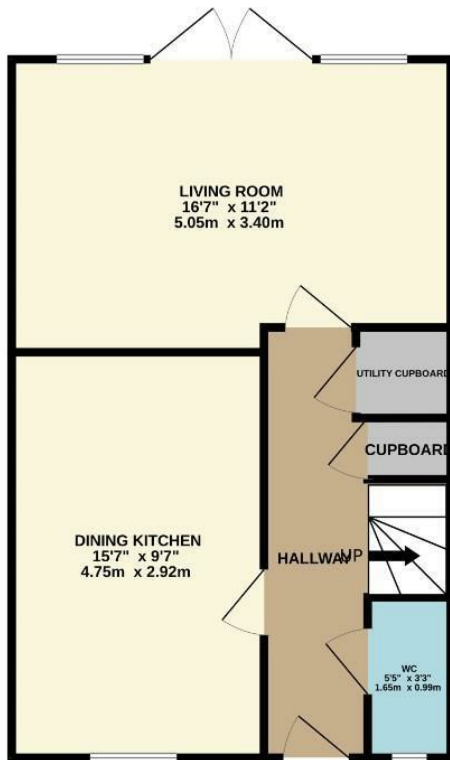
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramhall Park Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

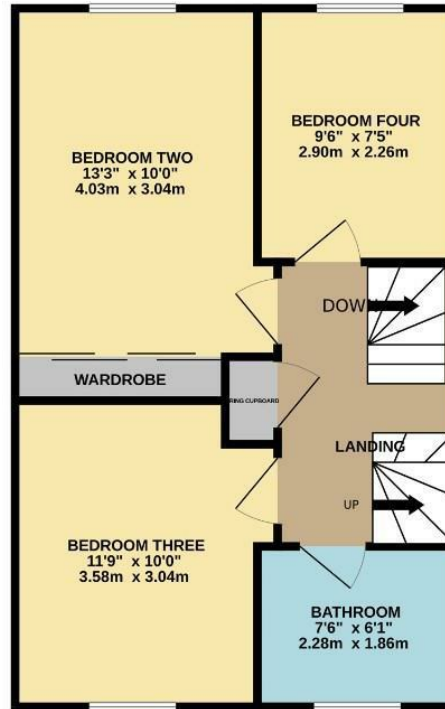
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter-Present at Property.  
 Freehold  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin, Media, EE & Three\*\*  
 Mobile providers- Mobile coverage at the property available with all main providers\* (Outdoors). Limited coverage (Indoors).  
 \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
 \*\* Information provided by GOV.UK

Postcode:	<b>SK7 1GF</b>
What 3 Words:	<b>noise.rents.scenes</b>
Council Tax Band:	<b>D</b>
EPC Rating:	<b>B</b>
Tenure:	<b>Freehold</b>

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.