

30 Cromley Road

Woodsmoor, Stockport, SK2 7DT



mosley jarman



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£495,000

A superbly presented and extended four bedroom, two bathroom semi detached family home located in a popular residential location close to Woodsmoor train station and within the catchment for Great Moor School. This fantastic family home has been finished to an exceptionally high standard with high quality fixtures and fittings throughout. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking and a detached garage. The accommodation includes; porch, spacious entrance hall (with under stairs storage), living room (with bay window, plantation shutters, bespoke fitted storage, electric fire, marble surround and bi-fold doors) and a stylish dining kitchen (fitted with matching wall and base units, integrated appliances, breakfast bar with storage, Velux window and bi-fold doors leading to the rear garden). To the first floor there is a landing which provides access to a master bedroom (with bay window and plantation shutters), two further bedrooms and a family bathroom (with tiles floor to ceiling, shower over bath, vanity sink unit and a heated towel rail). The second floor provides access to a further double bedroom (with eaves storage) and modern shower room.



- An immaculately presented semi-detached family home
- Two bathrooms
- Accommodation over three floors
- Walking distance of Woodsmoor train station and local amenities
- Sought after location
- Four bedrooms
- Stunning open plan dining kitchen
- Off road parking
- Catchment area for Great Moor Primary School
- Detached garage



The Grounds and Gardens

To the front of the property there is a driveway providing off road parking and a well established garden with a high hedge providing a good level of privacy. To the rear of the property there is a private and enclosed garden with lawn, patio area, bushes and shrubs and a detached garage.

The Location

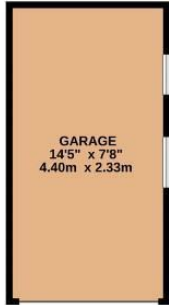
Woodsmoor is a charming and verdant suburb situated within the Metropolitan Borough of Stockport, Greater Manchester, England. Known for its leafy streets and tranquil atmosphere, Woodsmoor offers a perfect blend of suburban serenity and convenient urban access. The area is characterized by its mix of attractive, well-maintained properties ranging from Victorian and Edwardian homes to modern builds, catering to a diverse population. Mature trees and well-kept gardens contribute to the scenic beauty, making it a desirable location for families, professionals, and retirees alike. Transportation in Woodsmoor is convenient, with the Woodsmoor railway station providing regular services to Manchester, Stockport, and other nearby destinations, making it an ideal location for commuters. Additionally, the area is well-connected by a network of bus routes and is a short drive from major motorways like the M60, enhancing its accessibility.

Important Information

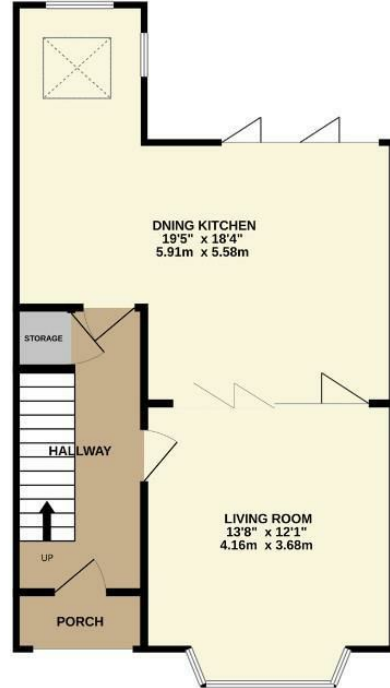
Heating - Gas central heating (radiators)
Mains - Gas, Electric, waters and drains
Property Construction- Brick built with tiled roof
Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
Water Meter- Yes
Freehold
Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You 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*. 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: **SK2 7DT**
What 3 Words: **rising.effort.bless**
Council Tax Band: **D**
EPC Rating: **C**
Tenure: **Freehold**

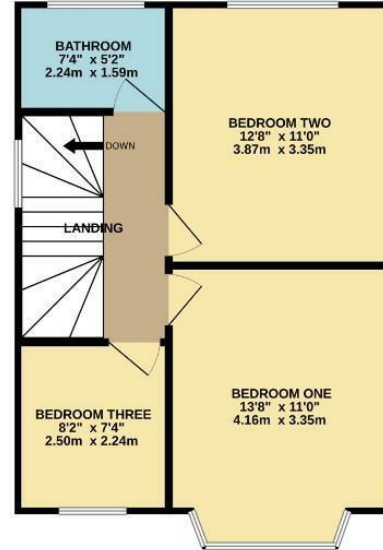
GARAGE
111 sq.ft. (10.3 sq.m.) approx.



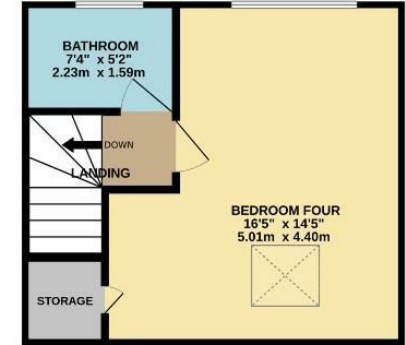
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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