

# 4 Crossway

Woodsmoor, Stockport, SK2 7BL



*mosley jarman*





## 4 Crossway, Woodsmoor, Stockport, SK2 7BL

**Guide Price £375,000**

A superbly presented and extended three bedroom semi-detached family home located in a popular residential location close to Woodsmoor train station and within the catchment for Great Moor School. The property benefits from UPVC double glazing, gas fired central heating (warmed by a Worcester combination boiler), off road parking for several cars, South facing garden and a detached garage. The property also retains a host of original features and charm. The accommodation includes; entrance hallway, dining room (with bay window), kitchen (fitted with matching wall and base units and space for appliances), living room and a conservatory. To the first floor there is a landing providing access to a master bedroom (with bay window), two further bedrooms and a modern family bathroom (with tiles floor to ceiling, chrome heated towel rail and shower over bath). - Video Tour Available



- A superbly presented and extended three bedroom family home
- Catchment area for Great Moor Primary School
- Fantastic opportunity to extend (subject to planning permission)
- Character and charm
- Off road parking for several cars
- Three bedrooms
- Walking distance of Woodsmoor train station and local amenities
- Sought after location
- South West facing garden
- Detached garage





### The Grounds and Gardens

At the front of the property, you'll find a generous driveway that accommodates off road parking for several cars, along with a gate that offers secure entry to the rear garden. To the rear of the house boasts a South-West facing garden. The garden includes a detached garage, a well-maintained lawn, a pebbled patio area perfect for outdoor entertaining, and a raised border filled with mature bushes and shrubs, adding character and privacy to the space.

### 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.

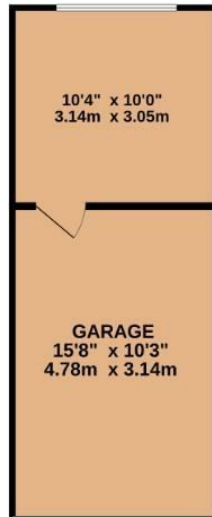
### Important Information

Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Medium (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter-Not Present at Property  
 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 7BL**  
 What 3 Words: **bond.finds.reason**  
 Council Tax Band: **C**  
 EPC Rating: **D**  
 Tenure: **Freehold**



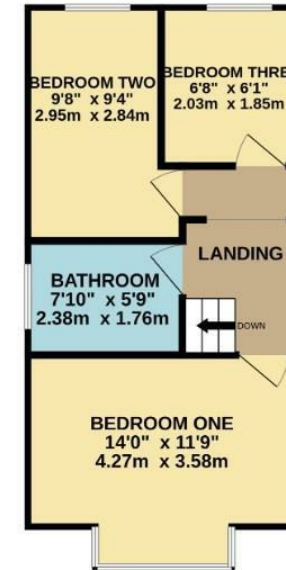
GARAGE  
284 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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