

3 Hangar Crescent

Woodford, Cheshire, SK7 1GF



mosley jarman



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£515,000

An extremely well presented and spacious four double bedroom, three-bathroom town house located on the highly sought after Woodford Garden Village development, within close proximity to Woodford Primary school. This beautiful family home offers breathtaking countryside views from the balcony and exceptional living space boasting over 1500 square foot, in a peaceful setting while remaining close to Bramhall, Poynton and major transport links the A555 and A34. There is ample off road parking as well as an integrated garage to the front of the property, while at the rear there is an enclosed garden with rear gate. The accommodation is arranged over three floors and includes; a spacious entrance hallway with downstairs wc and utility storage, modern open plan kitchen/dinning (fitted with matching wall and base units, a range of fitted appliances, space for living and access to the rear garden) To the first floor you will find a spacious living room which benefits from a balcony with beautiful views, storage cupboard and the master bedroom which boast floor to ceiling fitted wardrobes and a modern en-suite with waterfall shower. To the second floor there are a further three double bedrooms (bedroom 3 benefits from a further en-suite and fitted wardrobes) a family bathroom and a further storage cupboard. With an abundance of storage throughout, this home is designed for both style and practicality. Walking distance to local amenities, train stations (Bramhall & Poynton), green spaces, and excellent schools, it offers the best of both worlds—peaceful surroundings with everything you need close by.



- A WELL PRESENTED AND SPACIOUS FAMILY HOME
- THREE BATHROOMS (TWO EN-SUITES)
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- CLOSE PROXIMITY TO WOODFORD PRIMARY (PART OF LAURUS ACADEMY TRUST)
- CLOSE TO BRAMHALL AND LOCAL AMENITIES
- FOUR DOUBLE BEDROOMS
- SITUATED ON THE HIGHLY SOUGHT AFTER WOODFORD GARDEN VILLAGE
- ACCOMMODATION OVER THREE FLOORS AND GARAGE
- BALCONY WITH STUNNING COUNTRYSIDE VIEWS
- BOASTING OVER 1500 SQUARE FOOT

The Grounds and Gardens

To the front of the property there is a driveway providing off road parking, integral garage and a shared bin store. To the rear there is a well maintained garden (with patio area, lawn and gated rear access).

The Location

Bramhall, which adjoins Woodford, 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.

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 - No

Freehold - £260 ground rent (Per Annum)

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*

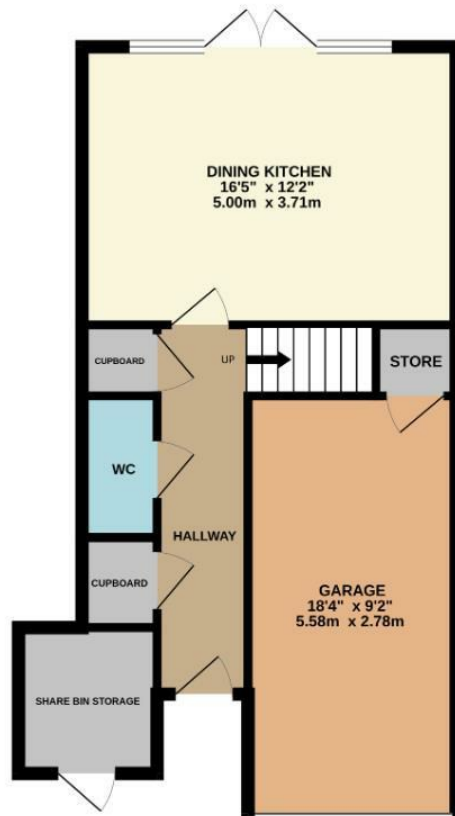
Mobile providers- Mobile coverage at the property available with all main providers* (Outdoors). Limited coverage (Indoors).

** 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.

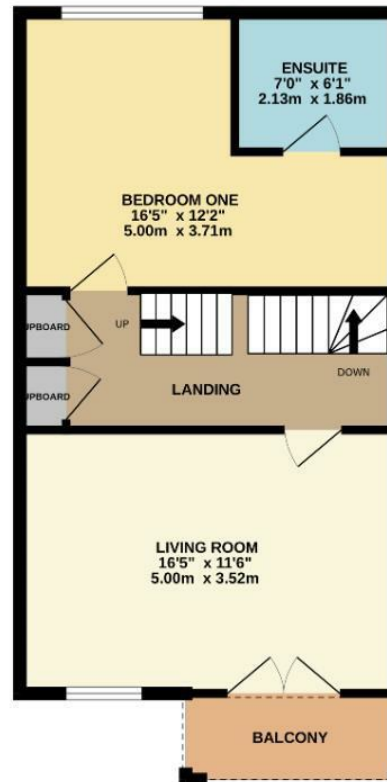
** Information provided by GOV.UK



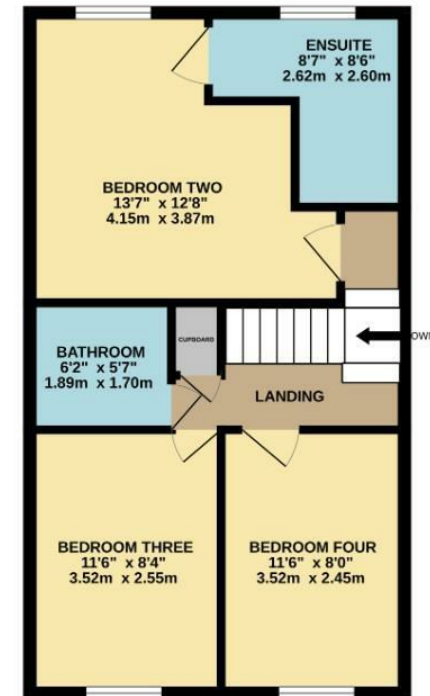
GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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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