

144 Woodsmoor Lane
Woodsmoor, Stockport, SK3 8TJ



mosley jarman



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£700,000

An impressive, spacious and exceptionally well-presented four-bedroom, two bathroom detached family home located in a popular residential area, just moments away from Bramhall Park, walking distance to Woodmoor train station, local shops and amenities. The property is situated on a corner plot and benefits from UPVC double glazing, gas fired central heating, secure off road parking for several cars and a alarm system. The property also retains a lot of original features and charm whilst enjoying modern day living. The accommodation includes; porch, a welcoming entrance hallway (with stairs to the first floor and wc), living room (with bay window, dual aspect and a beautifully crafted fire place and surround), dining room (with bay window), modern dining kitchen (fitted with matching wall and base units, granite worktops, fitted appliances including a range cooker and space for dining and entertaining), sitting room (with vaulted ceiling, two electric Velux windows and sliding doors to the rear garden) and a utility room (with plumbing for a washer/dyer). To the first floor there is a landing (with loft access via a pull down ladder to a boarded loft used for storage), providing access to a master bedroom (which benefits from fitted wardrobes and en-suite), three further good sized bedrooms and stylish family bathroom (with double shower over bath, large vanity sink unit and a chrome heated towel rail).



- AN IMPRESSIVE AND EXTREMELY WELL PRESENTED FAMILY HOME
- THREE SPACIOUS RECEPTION ROOMS
- SITUATED IN A POPULAR RESIDENTIAL LOCATION IN WOODMOOR
- GARAGE STORE AND UTILITY ROOM
- CHARACTER AND CHARM
- FOUR DOUBLE BEDROOMS AND TWO BATHROOMS (ONE EN-SUITE)
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- CLOSE TO WOODMOOR TRAIN STATION AND BRAMHALL PARK
- IMMACULATE LANDSCAPED GARDEN
- SCHOOL CATCHMENT FOR GREAT MOOR PRIMARY SCHOOL



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.

The Grounds and Gardens

Nestled on a spacious corner plot, this charming home enjoys an expansive, well-maintained garden that extends both to the side and rear of the property. The garden is thoughtfully landscaped and provides ample space for outdoor activities, while a generous patio area offers the perfect setting for relaxing. At the front, the home presents a welcoming first impression, with elegant iron gates that open onto a private driveway, offering off-road parking for several vehicles.

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
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* - Full Fibre Broadband planned now to December 2026.
Mobile providers- Mobile coverage at the property available with all main providers* (limited). 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: **SK3 8TJ**
What 3 Words: **left.belt.salad**
Council Tax Band: **E**
EPC Rating: **D**
Tenure: **Freehold**

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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