

27 Ringway Avenue

Woodford, Cheshire, SK7 1GE



mosley jarman



**27 Ringway Avenue, Woodford,
Cheshire, SK7 1GE**

Offers In Excess Of £550,000

An immaculately presented and stylish three-bedroom, two-bathroom detached family home, forming part of the sought-after Woodford Gardens development and located within the catchment area for Queensgate Primary School. Set on a private and highly desirable plot, the property offers a range of modern features including UPVC double glazing, gas central heating, off-road parking, an EV charging point, a detached garage (11.2ft x 20ft), and a beautifully landscaped rear garden. The accommodation comprises; an entrance hallway (with a downstairs WC), a spacious dual-aspect living room, and a stunning open-plan dining kitchen (fitted with contemporary matching wall and base units, integrated appliances, and French doors opening onto the rear garden). There is also a separate utility room (with storage and plumbing for a washer/dryer). To the first floor, a landing with loft access (partially boarded) leads to the master bedroom (which benefits from fitted wardrobes and a modern en-suite shower room). There are two further bedrooms (one of which includes fitted wardrobes), and a stylish family bathroom.



- An immaculate detached upgraded family home
- Unique uninterrupted views from all rooms
- Porcelain patio with full borders, astro-turf and pergola
- Three toilets and two bathrooms
- Three double bedrooms
- Driveway and detached garage
- Utility room
- Neighbouring open green space



The Grounds and Gardens

To the front of the property there is a driveway which provides off-road parking for several cars and leads to a detached garage. There is also a well-maintained lawn which is complemented by mature shrubs offers a good degree of privacy. To the rear, the property boasts an immaculate and private landscaped garden which features a porcelain patio, artificial lawn and a well-established planting including bushes and shrubs. There is also a pergola creates an ideal spot for outdoor entertaining.

The Location

Woodford Garden Village is a thoughtfully designed community in Woodford, Cheshire, blending modern living with rich history and abundant green spaces. Built on the former Woodford Aerodrome site. Residents benefit from amenities such as a primary school, local shops, the Aviator pub, and proximity to the Avro Heritage Museum. With excellent transport links to Manchester and the Peak District, Woodford Garden Village offers a harmonious blend of countryside charm and modern convenience.?

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 - tbc

Freehold/Leasehold - 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 and EE

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: **SK7 1GE**

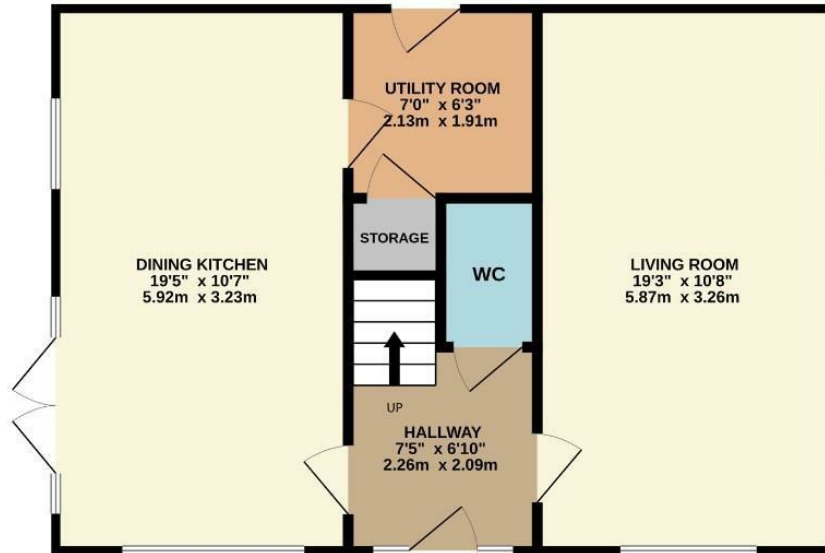
What 3 Words: **dose.vocal.spoken**

Council Tax Band: **E**

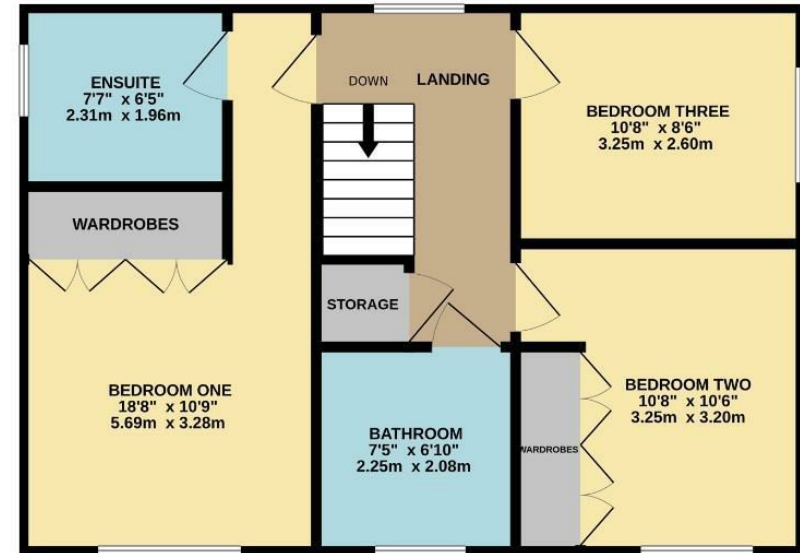
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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