

153 Woodford Road

Woodford, Cheshire, SK7 1QD



mosley jarman





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£800,000

An attractive, extremely well presented and extended four double bedroom, two bathroom detached family home situated within walking distance of Bramhall village, train station and within the school catchment area for Queensgate Primary School and Bramhall High School.

The accommodation opens with a porch and hallway that leads to a spacious living room (with bay window and a multi fuel wood burner). The accommodations continues from the hallway to a second reception room that could be utilised as needed and is currently set up as an office space (with built-in storage solutions and a feature fireplace). An extended and well thought-out living kitchen boasts an array of eye and base level units with stone worktops providing ample storage. An island takes centre stage in the kitchen space hosting space for a dishwasher, an integral wine fridge and an inset sink with boiling water tap and draining board. There is also space in the kitchen for a range oven and American fridge freezer. The living space has plenty of dining and living space to be laid out as you wish and bi-folding doors onto the rear garden. Leading on from the living kitchen is a further reception room that could again be used as a sitting room/ playroom/ office with a fantastic built in media wall and storage space. A boot room (with a rear door providing access to the garden), a utility room (with a further sink and space for two appliances) and a downstairs WC complete the downstairs internal accommodation.

To the first floor is a landing that leads to a master bedroom (with vaulted ceilings) an en-suite (complete by a walk-in rainfall shower, wc and a double sink vanity) and a dressing room with a central window providing natural light and views over the rear garden. Three further double bedrooms continue the upstairs accommodation, the second with a feature bay window and the fourth with dual aspect windows.

- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- HUGE OPEN PLAN KITCHEN/ DINING/ LIVING SPACE
- LARGE REAR GARDEN
- STORAGE GARAGE AND GARDEN ROOM
- BEAUTIFUL PRESENTATION THROUGHOUT
- LARGE DRIVEWAY FRONTAGE
- IDEAL FAMILY HOME







Grounds and Gardens

To the front of the property is a driveway which provides turning space and off road parking for numerous cars. To the rear of the property is a large garden predominantly laid to lawn complimented by a composite decking and planted borders. The property brilliantly benefits from not being overlooked with grass fields opening beyond the garden. Also situated in the rear garden is a split out-building with two-thirds being utilised as a garage store and the remaining third being currently used as an office/study space.

Location

The property is situated on the border of Woodford and Bramhall and has excellent transport links via A34 and A555 to Manchester Airport and the local motorway network. Bramhall 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. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on

the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

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
FTTP
Broadband providers - Openreach - You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.
Mobile providers- Mobile coverage at the property available with all main providers*.
** Information provided by GOV.UK

Postcode:	SK7 1QD
What 3 Words:	counts.jukebox.te
Council Tax Band:	F
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.

1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 2279 sq.ft. (211.7 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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