

5 Cedar Road

Woodsmoor, Stockport, SK2 7DN



*mosley jarman*

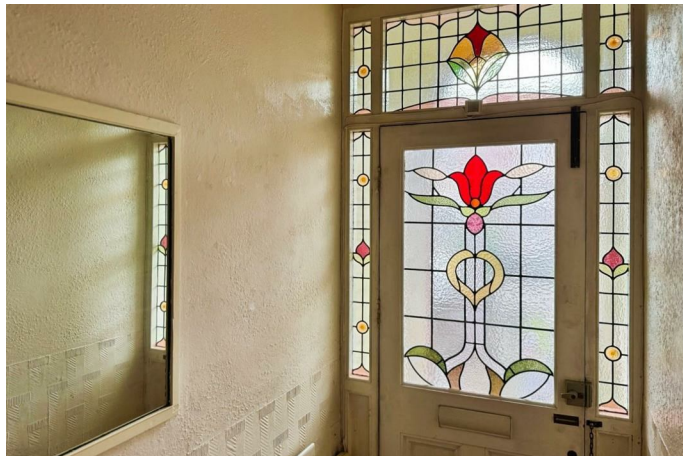




## 5 Cedar Road, Woodsmoor, Stockport, SK2 7DN

**Offers Over £350,000**

A charming and well-proportioned three-bedroom mid-terrace period home which offers accommodation across three floors and is set in a desirable residential area, just a short walk from Woodsmoor train station and within the catchment for the highly regarded Great Moor School. The property would benefit from some modernisation and presents a fantastic opportunity to create a beautiful family home. The accommodation includes; a traditional entrance hallway, living room (with a large window that allows plenty of natural light and a feature fireplace that adds warmth and character), dining room (perfect for entertaining and complete with a sash window) and a kitchen (fitted with a range of matching wall and base units, offering ample storage and worktop space - there is also room for freestanding appliances, and a door which provides access to the cellar - ideal for additional storage or potential development, subject to the necessary consents). To the first floor a landing provides access to three well-proportioned bedrooms (two double bedrooms both benefit from built-in storage), and a family bathroom completes the first floor offering scope for updating to suit personal tastes. In addition the property is offered for sale with no onwads chain.



- A charming and well-proportioned three-bedroom mid-terrace period home
- Located in a desirable residential area, just a short walk from Woodsmoor train station
- Fantastic potential to create a beautiful family home
- Cellar offering excellent storage or development potential (subject to planning/consents)
- Brand new combination boiler installed February 2025
- Set over three well-proportioned floors
- Within the catchment area for the highly regarded Great Moor School
- Traditional entrance with high ceilings and original features
- Private rear garden
- No Chain





### The Grounds and Gardens

To the front of the property, there is a low-maintenance paved yard enclosed by a boundary wall, providing a welcoming approach to the home. At the rear, you'll find a private garden which features mature bushes and shrubs.

### 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 - Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter - tbc

Freehold - (The land in this title is subject to a perpetual yearly rentcharge of £15.11s)

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, and 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 7DN**

What 3 Words: **boot.gifts.follow**

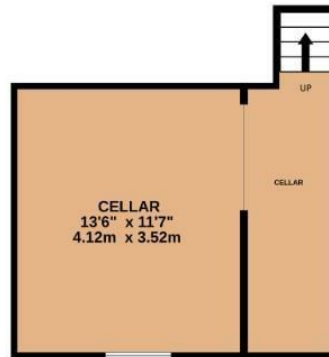
Council Tax Band: **C**

EPC Rating: **D**

Tenure: **tbc**

**Freehold**

BASEMENT  
228 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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