

ANY
PART EXCHANGE
WELCOME



Moor Lane

Woodford, SK7 1PJ

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Moor Lane, Woodford, SK7 1PJ

Introducing a stunning four-bedroom, three-reception room detached family home nestled in a sought-after semi-rural location in Woodford. Close to Bramhall, Poynton, and Wilmslow, this residence boasts breathtaking views of open countryside from its rear garden. Ideally situated within the catchment area of esteemed schools including Queensgate Primary School and Bramhall High School, as well as being close to private schools, it offers an idyllic setting for family life.

Upon arrival, a grand newly gravelled driveway adorned with currently flourishing cherry blossom sets a warm and inviting tone, leading to a spacious porch and hallway. Off the hallway, discover two generously proportioned living rooms, offering versatile spaces for relaxation or formal dining. The rear living room, complete with a gas fire and surround, invites tranquillity and cosy evenings overlooking the garden through the beautiful bay window.

The heart of the home lies in the well-appointed dining kitchen, featuring an integrated Bosch double oven, Indesit microwave, and Bosch gas hob. A convenient kitchen island and separate dining area cater to family meals, while a garden room at the end of the kitchen offers a serene retreat with an abundance of natural light and garden views. Convenience is key with a downstairs toilet and storage cupboard adjoining the integral garage.

Ascend the newly carpeted staircase to discover a landing leading to four spacious bedrooms. The main bedroom with a bay window impresses with an ensuite bathroom, ample wardrobe space, and room for a super king-sized bed. Bedroom two with a bay window, while bedroom three is being utilised as a study and a further bedroom. A modern family bathroom with tiled walls, a luxurious bath, a separate shower, and heated towel rail awaits.

Outside, the landscaped rear garden boasts a newly gravelled seating area surrounded by lush plants and borders, extending to a spacious grassy area perfect for children's play amidst the open countryside backdrop. For those seeking additional space, the possibility of expanding into the loft presents itself. With its idyllic setting, thoughtful layout, and potential for growth, this property offers a truly inviting place to call home.



Moor Lane, Woodford, SK7 1PJ

The Current Owners Love:

- The view onto the garden from the kitchen and the large windows letting in the natural light
- All rooms are a great size perfect for family gatherings
- Large garden for entertaining and the semi-rural location

We Have Noticed:

- Prime location in Woodford as well as being close to Bramhall Village
- Potential to convert the loft into additional living space
- Newly refurbished with new carpets throughout







Key Features:

- An attractive detached four bedroom, two bathroom family home
- Situated in a sought after rural location in Woodford
- Spacious open plan kitchen onto the garden room with access to the garden
- Landscaped mature rear garden with gorgeous field views
- A new driveway providing off road parking for several vehicles
- Potential to convert the loft into extra living space
- Large porch and hallway creating a warm welcoming
- Integral garage and downstairs WC

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1892

Viewing: Strictly by appointment only through Shrigley Rose & Co

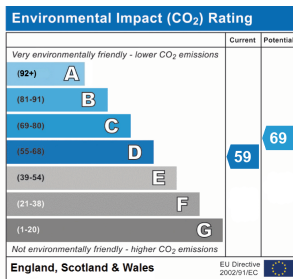
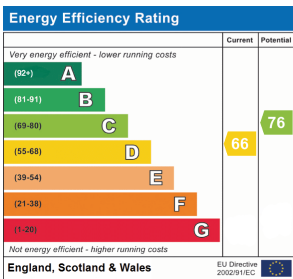
Property Summary:

GROUND FLOOR

- Porch**
- Hallway** 15'10" x 8'0" (4.83m x 2.44m)
- Sitting Room** 14'5" x 12'5" (4.39m x 3.78m)
- Living Room** 15'5" x 12'5" (4.7m x 3.78m)
- Kitchen/Diner** 14'10" x 14'10" (4.52m x 4.52m)
- Conservatory** 11'10" x 9'0" (3.61m x 2.74m)
- Garage** 19'10" x 10'3" (6.05m x 3.12m)
- WC** 5'10" x 4'0" (1.78m x 1.22m)

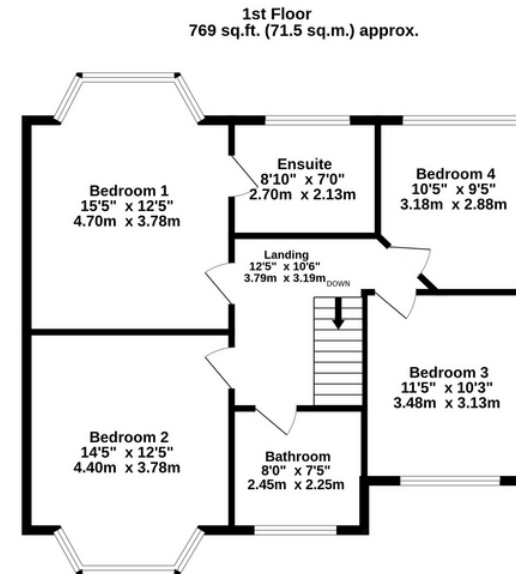
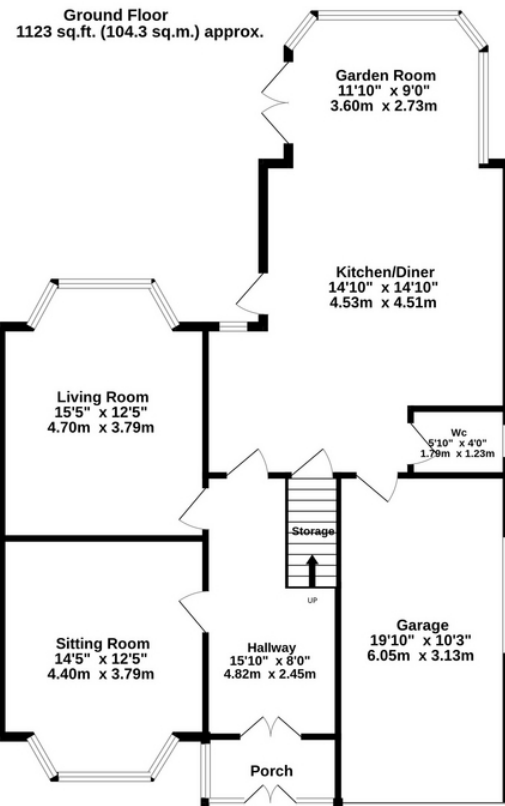
FIRST FLOOR

- Landing** 12'5" x 10'6" (3.78m x 3.2m)
- Bedroom One** 15'5" x 12'5" (4.7m x 3.78m)
- Ensuite** 8'10" x 7'0" (2.69m x 2.13m)
- Bedroom Two** 14'5" x 12'5" (4.39m x 3.78m)
- Bedroom Three** 11'5" x 10'3" (3.48m x 3.12m)
- Bedroom Four** 10'0" x 9'5" (3.05m x 2.87m)
- Bathroom** 8'0" x 7'5" (2.44m x 2.26m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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.
Made with Metroplex ©2024



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.