

ANY
PART EXCHANGE
WELCOME



Avro Crescent
Woodford, SK7 1SB

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Upon entering this home, you are greeted by a spacious entrance hall with stairs leading up to the first floor. From here you can access the sizeable living room, offering a bright and airy, yet cosy feel for when you want to put your feet up and relax. The ground floor also offers a modern kitchen with integrated appliances and leads to a large living dining space, great for entertaining! Here you will find French doors opening out onto the garden. Off here you will find the large utility room with plumbing for a washing machine and space for a dryer and a downstairs WC. Heading up the stairs to the first floor, you will find the beautiful gallery landing, offering a bright and spacious feel and four good sized double bedrooms. The main bedroom has fitted wardrobes and a modern fitted ensuite shower room. Three further bedrooms, one with fitted wardrobes. The first floor is also home to an immaculate and sizeable bathroom plus an airing cupboard.

The wow factor does not stop inside the home, the rear of the home hosts a beautifully landscaped garden giving it a relaxing spa feel. This was designed to be low maintenance yet also striking, making you feel like you are on holiday all year around. From the garden, there is also access to the renovated cinema room which could also be used as a gym. Approaching the family home on Avro Crescent, you will find a ample parking for a number of vehicles.

This development is just minutes from Wilmslow, Poynton and Bramhall, and within easy reach of Manchester for both work and leisure. Woodford is perfectly positioned to offer the best of both the booming city and the magnificent Cheshire countryside. Whilst also being within catchment area for the recently new Woodford Primary School which is part of Laurus Trust.

The Current Owners Love:

- The location of the property is ideal, it offers a great community feel and I have thoroughly enjoyed living here.
- The open plan aspect to the property has been great, the home offers a lot of space to the ground floor and first floor, especially the galleried staircase, that is a really nice feature.
- I had the garden landscaped to create an attractive low maintenance feel to the property, it also offers a lot of space.

We Have Noticed:

- This property is in a prime location which is part of the Redrow Woodford Garden Village, it is highly sought after and is catchment for excellent schools, this development is becoming more and more popular with a variety of buyers.
- The house offers a turn key aspect and is ready to move into, the modern finish to the accommodation makes this an ideal property to just settle straight into.
- The garage has been converted into a cinema room or gym which is great for extra space to relax or entertain family and friends.







Key Features:

- ANY PART EXCHANGE WELCOME
- Attractive Double Fronted Detached Family Home
- Four Double Bedrooms & Two Bathrooms
- Sought After Location, Part of Woodford Redrow Garden Village
- Catchment area for Woodford Primary School, Part of Laurus Trust
- Immaculately Presented Turn Key Home
- Landscaped Garden with Artificial Grass

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1900

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Entrance Hall 7'5" x 12'0" (2.26m x 3.66m)

Living Room 12'10" x 15'5" (3.91m x 4.7m)

Kitchen 11'5" x 15'5" (3.48m x 4.7m)

Living / Dining Area 24'3" x 19'1" (7.39m x 5.82m)

Storage 4'0" x 3'5" (1.22m x 1.04m)

Utility Room 7'5" x 7'10" (2.26m x 2.39m)

WC 7'5" x 4'0" (2.26m x 1.22m)

FIRST FLOOR

Landing 7'5" x 19'9" (2.26m x 6.02m)

Bedroom One 12'10" x 16'3" (3.91m x 4.95m)

Ensuite 8'3" x 5'1" (2.51m x 1.55m)

Bedroom Two 12'10" x 11'5" (3.91m x 3.48m)

Bedroom Three 11'5" x 14'4" (3.48m x 4.37m)

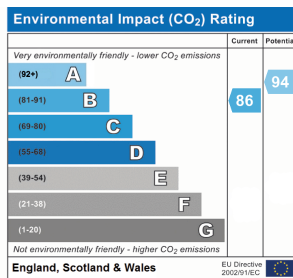
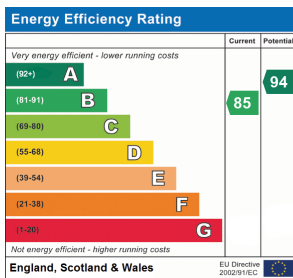
Bedroom Four 12'10" x 11'0" (3.91m x 3.35m)

Bathroom 7'5" x 7'5" (2.26m x 2.26m)

Storage 3'0" x 2'10" (0.91m x 0.86m)

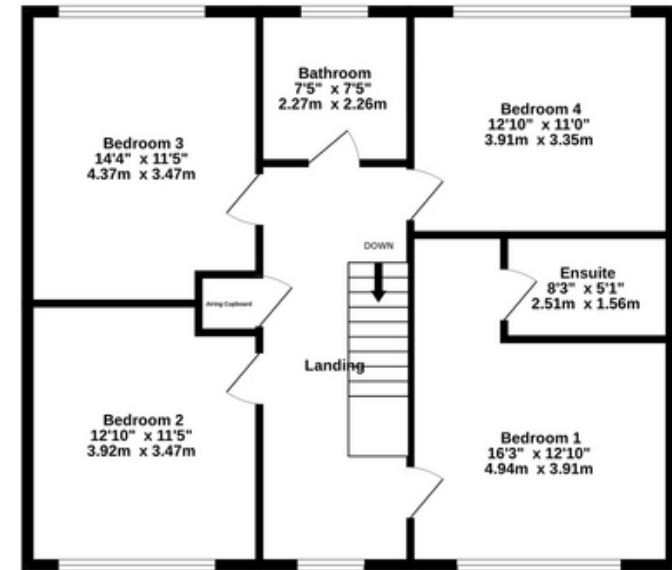
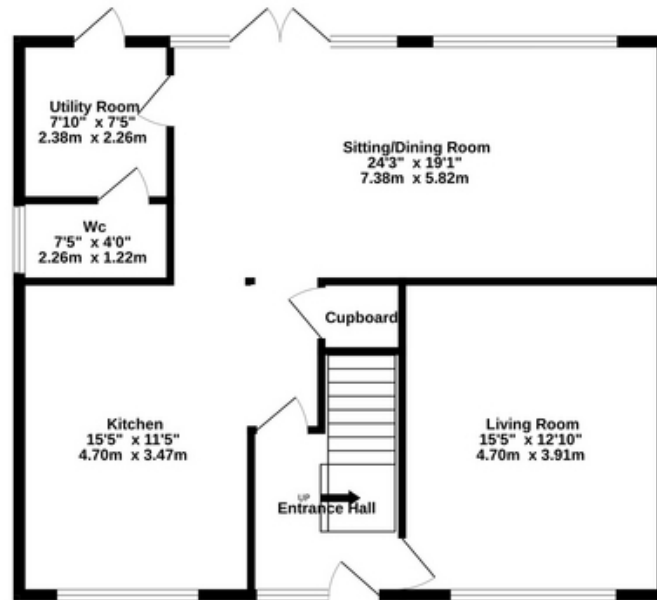
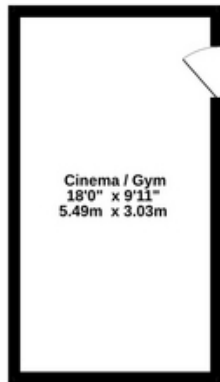
OUTSIDE

Cinema Room 9'11" x 18'0" (3.02m x 5.49m)





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



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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