

ANY
PART EXCHANGE
WELCOME



Pilot Close

Woodford, SK7 1GH

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Pilot Close, Woodford, SK7 1GH

Nestled in the highly sought-after Redrow Housing Estate, this stunning 4-bedroom semi-detached home boasts elegance and space. Positioned on a quiet corner of a cul-de-sac, this large plot is unique with its side alleyway for discreet bin storage. The expansive ground floor layout includes two/three distinct reception areas, offering ample room for both relaxation and entertaining.

As you drive down the tranquil cul-de-sac, you'll find a driveway accommodating two to three cars, complete with a universal EV charging port. Upon entering, you are greeted by a spacious hallway that provides a clear view through the open-plan kitchen to the lush rear garden. To the left, there is a stylish, modern downstairs W/C—perfect for guests—while to the right, you'll find a bright yet cosy living room. This room is flooded with natural light from a large front window and features provisions for an electric fireplace and a full media wall, ideal for movie nights.

Adjacent to the living room is the expansive open-plan kitchen, dining, and lounge area. The high-end kitchen is designed for both style and function, featuring USB charging points and integrated appliances, including an AEG dishwasher, double ovens with a grill, an integrated bin system, and a four-ring gas hob. A convenient breakfast bar is perfect for casual meals, while the adjoining dining area, illuminated by bi-fold doors and skylights, is ideal for family gatherings and entertaining. The lounge area, located in the open-plan rear of the house and warmed by a central log burner, offers a snug space to relax while still staying connected to those in the kitchen. Bi-fold doors seamlessly connect the indoors with the outdoors, creating a harmonious flow for social occasions.

The large, beautifully landscaped rear garden offers both privacy and tranquillity, with a combination of lawn and non-slip tiled patio areas, complete with a pergola for summer BBQs. The garden is also equipped with an outdoor tap and electrical provisions, ideal for a potential hot tub.

Heading back through the elegantly decorated living area, there is a convenient under-stairs storage cupboard and a carpeted staircase leading to the first-floor landing. Off the landing, you'll find three spacious double bedrooms and a fourth room at the front of the house, currently used as a home office. The two rear bedrooms provide stunning views over the Peak District and Lyme Park, with one featuring fitted wardrobes. The master suite at the front of the house is generously sized, complete with fitted wardrobes and a sleek en-suite bathroom. Additionally, the insulated and boarded loft offers potential for further development.







Pilot Close, Woodford, SK7 1GH

This property is ideally located within walking distance of open fields, children's play areas, and Woodford Primary School. It is also well-connected to highly regarded schools, such as Kings School in Macclesfield, via nearby bus routes. For daily convenience, Budgens grocery store and Notcutts Garden Centre are close by, along with the neighbouring villages of Bramhall, Poynton, and Wilmslow, which offer a range of leisure facilities and local amenities. With access to beautiful dog walks, greenbelt land, and public footpaths to Mottram, Poynton, Adlington, and Wilmslow, the home has a charming rural feel. This truly turn-key home, beautifully decorated with high-end finishes and set in a fantastic location, is perfect for a family looking for a blend of luxury, comfort, and convenience.

The Current Owners Love:

- The log fire in the kitchen diner living room too is one of our personal favourites. Can sit in there in winter. We often have many friends over and cook dinner whilst playing board games and having a fire! It's a great social area
- The garden itself too. Very low maintenance with artificial grass, it's got full ambient lighting throughout too that's on a smart plug controlled by Alexa
- The thing we love the most is how we've made the outside an extension of the inside. With the bifold open the garden with its full width bifold make the garden flow into the kitchen. This works for winter and summer either with the doors open or closed

We Have Noticed:

- This home is beautifully decorated with high end finishes, a real turn key home
- The open-plan kitchen, dining, and snug area is a really sociable space for family gatherings and entertaining, while the garden adds a sense of tranquillity, making it perfect for relaxation
- This home offers a rural feel while being connected to all local neighbouring villages





Key Features:

- Any Part Exchange Welcome
- Situated in a prime location that is the Redrow Housing Estate on a quiet cul-de-sac
- A large corner plot home with large rooms throughout
- A gorgeous rear extension great for family or social gatherings
- Bright and open interior
- High end kitchen finishes
- Potential for expansion
- Rural feel with connectivity to amenities, schools and transport links
- A gorgeous turn key home
- A gorgeous and low maintenance rear garden

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1137

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Hallway 14'1" x 6'10" (4.29m x 2.08m)

WC 7'0" x 3'0" (2.13m x 0.91m)

Living Room 14'1" x 12'3" (4.29m x 3.73m)

Living Room 19'1" x 18'1" (5.82m x 5.51m)

FIRST FLOOR

Landing 13'10" x 9'1" (4.22m x 2.77m)

Bedroom One 12'1" x 11'1" (3.68m x 3.38m)

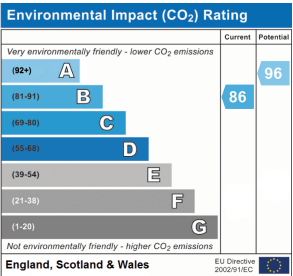
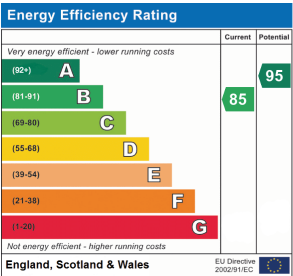
Ensuite 8'1" x 4'1" (2.46m x 1.24m)

Bedroom Two 11'10" x 10'0" (3.61m x 3.05m)

Bedroom Three 9'1" x 7'1" (2.77m x 2.16m)

Bedroom Four 8'10" x 8'0" (2.69m x 2.44m)

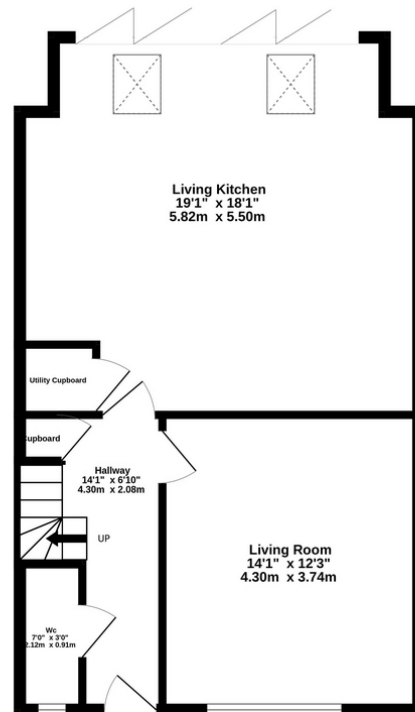
Bathroom 6'10" x 5'1" (2.08m x 1.55m)



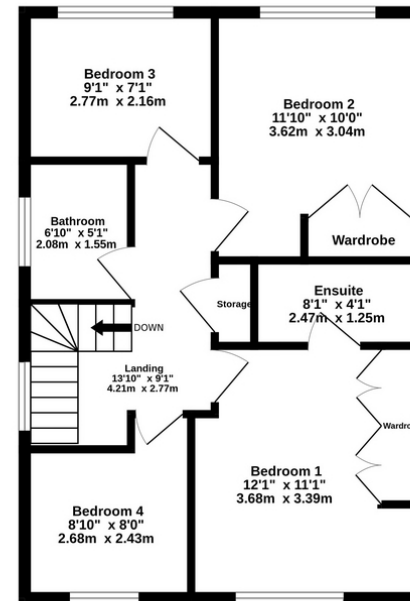


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
602 sq.ft. (56.0 sq.m.) approx.



1st Floor
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1223sq.ft. (113.6 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 Metropix ©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.