

ANY
PART EXCHANGE
WELCOME



Chester Road, Woodford, SK7 1QG

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Set behind electric gates and approached via a sweeping driveway with, this beautifully appointed 1930s detached family home offers the perfect blend of period charm and contemporary living. Situated on an exceptionally large plot with a substantial rear garden, this turnkey property is finished to a high standard throughout and offers generous, flexible accommodation both inside and out. The property opens into an enclosed terracotta-tiled porch featuring original windows and double doors, leading into a welcoming hallway with wood-look LVT flooring, panelled walls, and elegant plate racks. A solid oak staircase with a traditional oak banister leads to the first floor, where a large landing window floods the space with natural light.

The heart of the home is a spectacular open-plan kitchen and living space, a truly impressive extension with skylights and modern architectural lighting including spotlights and contemporary ceiling lighting. The expansive kitchen area features underfloor heated flooring, a large breakfast bar, soft seating area, and top-of-the-line Bosch appliances including a gas hob, combi oven, steam oven, and full-size dishwasher. Twin sinks, one with a hot tap and the other enjoying garden views, as well as a freestanding fridge freezer and ample larder storage, complete the highly functional space.

Bifold doors open from the kitchen onto an Indian sandstone patio, framed by a serene water feature pond and surrounded by a beautifully landscaped, expansive rear garden. The garden itself is a true highlight, a vast, private plot with mature hedges, trees including a Bramley apple tree, a compost area, potting shed, and a secondary shed to the side. The patio enjoys the evening sun, making it the perfect setting for outdoor entertaining.

Adjacent to the kitchen is a practical utility room with matching flooring, a stable door, an additional sink, and freestanding appliances, offering access to both the side of the house and the integral single garage with an electric door.

The extended ground floor also features a conservatory with a recently replaced roof (with full building regulations), tiled flooring, and skylights - offering uninterrupted views of the garden and water feature. This space flows through to the carpeted living room, which features a dual-aspect layout, a gas fire in an elegant inglenook with a modern fireplace, and original 1930s features including a ceiling rose.

A formal dining room sits off the hallway and features a bay window, ceiling beams, and charming period details like a plate rack. A convenient downstairs WC with a stained glass window completes the ground floor.





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Upstairs, there are four well-proportioned bedrooms. The principal bedroom overlooks the front garden and benefits from a walk-through wardrobe with sliding doors, a modern ensuite with underfloor heated tiled floor, a wide rain-head style shower, and a stylish sink with under-storage in front of the window. A spacious guest bedroom also overlooks the rear garden and features a contemporary ensuite shower room with a sleek sink, and WC. The two additional bedrooms include a double room with laminate flooring and a freestanding wardrobe, and a fourth bedroom with dual windows overlooking the garden is ideal as a single room, nursery, or home office. The main bathroom is finished to a high standard with full tiling, a modern mirror light, under-sink storage. Externally, the property boasts a large, gated front garden with hedging for privacy and a lawned area, as well as driveway parking for 4 or 5 vehicles. There is potential to further extend the property both to the rear and into the loft (as demonstrated by neighbouring homes), making this a rare opportunity to secure a substantial and adaptable family residence, subject to the relevant planning permissions.

Additional features of this exceptional home include solid oak internal doors throughout, adding a premium finish and cohesive feel to the interior. A modern alarm system and external CCTV provide peace of mind and enhanced security. The loft is insulated and partially boarded, offering additional storage space and future potential for conversion. Practical touches such as two outdoor taps, external power points, making garden maintenance effortless. Side access is available via the utility room, leading conveniently to the rear garden. The property also benefits from an integral single garage with an electric door, perfect for secure storage or parking.

This is a unique opportunity to acquire a stunning, character-filled home with exceptional space, privacy, and potential in a sought-after residential location. Early viewing is highly recommended.

The Current Owners Love:

- It was a perfect place to raise a family.
- The view from the kitchen, looking out across the garden through the bifold doors. This is my favourite room.
- It is a relaxing and tranquil space







Key Features:

- 4 Bed, 3 bath, 4 reception / Council Tax F / Freehold / EPC D
- Exceptionally Large Plot / Stunning Open-Plan Living Kitchen
- Period Charm with Modern Upgrades – A beautifully maintained 1930s detached home
- Multiple Living Spaces / Four Well-Proportioned Bedrooms
- High-Spec Finishes Throughout
- Potential to Extend Further
- Extensive Driveway and Garage – Gated front entrance, sweeping driveway with parking for 4-5 cars, and an integral single garage with electric door.
- Modern Comforts and Security – Includes alarm system, CCTV, insulated loft, external power and water points and side access.

Tenure: Freehold

Council Tax Band: F

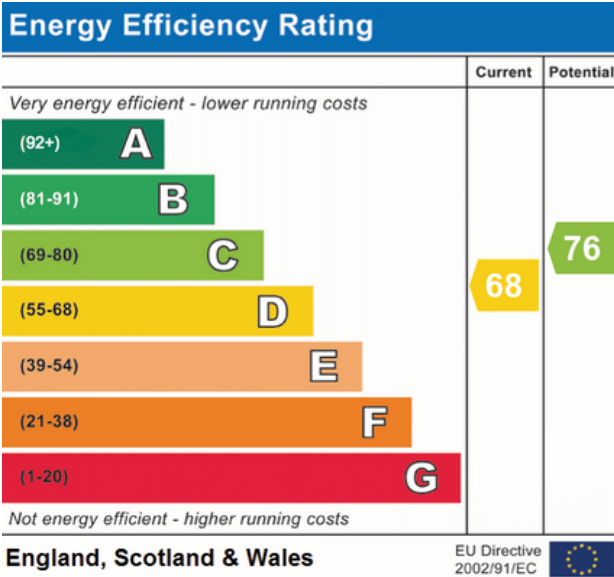
Possession: Vacant possession upon completion

Total Floor Area: 2065 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

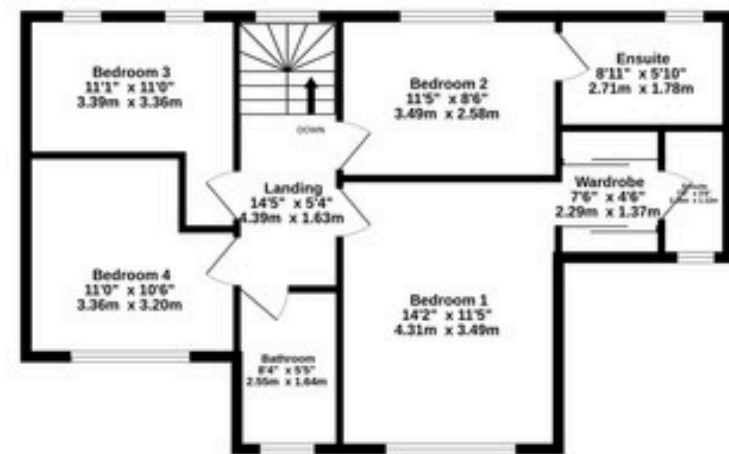
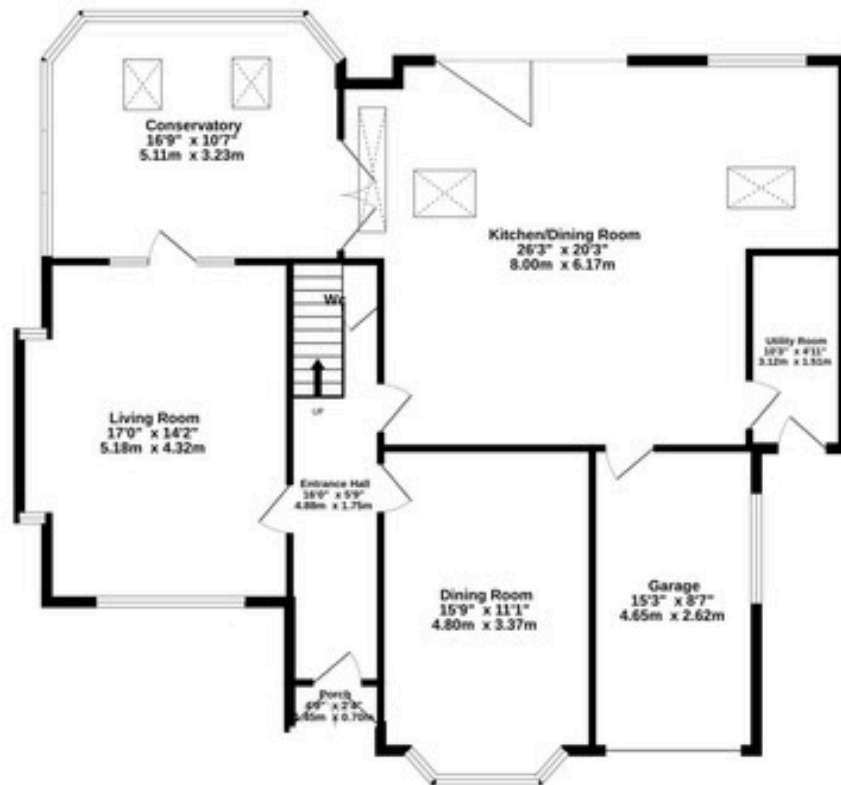
Property Summary:

- Kitchen/Dining Room
 - 6.17m × 8.00m
- Utility Room
 - 1.51m × 3.12m
- Conservatory
 - 3.23m × 5.11m
- Living Room
 - 4.32m × 5.18m
- Entrance Hall
 - 1.75m × 4.88m
- Wc
- Dining Room
 - 3.37m × 4.80m
- Garage
 - 2.62m × 4.65m
- Landing
 - 1.63m × 4.39m
- Bedroom 1
 - 3.49m × 4.31m
- Walk in Wardrobe
 - 2.29m × 1.37m
- Ensuite
 - 2.26m × 1.12m
- Bedroom 2
 - 2.58m × 3.49m
- Ensuite
 - 2.71m × 1.78m
- Bedroom 3
 - 3.36m × 3.39m
- Bedroom 4
 - 3.20m × 3.36m
- Bathroom
 - 1.64m × 2.55m





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



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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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