



Part Exchange
Considered

Woodward Avenue, Woodford, Stockport, SK7 1NG

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Woodward Avenue, Woodford, SK7 1NG

A Harrogate style, distinguished Redrow Heritage Collection home and a fine example of modern architecture seamlessly intertwined with timeless Arts & Crafts design. Detached, elegant and exceptionally well cared for, this property feels almost new, with balanced proportions, matching front and garage windows, and decorative finials that give a gentle nod to traditional craftsmanship. Positioned on one of the larger plots within the development and set back from the main road on a peaceful cul-de-sac style turning, it offers privacy, calm and a sense of space

Inside, the home opens with tall windows either side of the front door flooding the entrance hall with natural light and highlighting the LVT wood-effect flooring that runs throughout the ground floor. To the left, a beautifully appointed front-facing living room creates the perfect setting for relaxed evenings, with generous proportions and a calm, elegant ambience. The hallway leads through to the heart of the property, an expansive open-plan kitchen, dining and living space designed for both everyday comfort and effortless entertaining. The kitchen features AEG appliances including a full-sized dishwasher, double ovens, and an induction hob with extractor, all set against contemporary worktops and cabinetry. The central island offers further storage, a breakfast seating area and an electric socket for flexibility, while the sink window frames a clear view over the garden. This sociable space transitions naturally into the dining area and casual living zone, where French doors open directly onto the landscaped garden, creating a seamless indoor-outdoor lifestyle ideal for summer gatherings and family life.



A utility room sits just off the dining area with practical storage, appliance space and a door out to the garden, perfect for muddy wellies and wet paws, keeping the main living areas pristine. A downstairs WC, with a window to the side elevation, completes a carefully considered ground floor layout. Stairs rise ahead of the entrance, with a wooden banister guiding you to the first floor and a bright L-shaped landing with loft access and an airing cupboard housing the water tank.



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Upstairs, the principal bedroom sits at the front of the home, a peaceful retreat with two large windows, fitted wardrobes arranged around a dressing area and a private en-suite featuring a rainfall shower and quality tiling for a luxurious finish. There are three further double bedrooms, two positioned to the rear with views over the garden, one with fitted wardrobes and a charming sloped ceiling detail, and another at the front also benefitting from fitted wardrobes. The family bathroom sits ahead of the stairs and includes a shower over bath, storage by the basin and a window overlooking the garden.

The exterior of this home has been carefully crafted to offer beauty, practicality and year-round enjoyment. The rear garden is immaculately finished with premium artificial lawn for effortless maintenance, crisp white stone patio areas for dining and entertaining, modern fencing and elegant landscape lighting that transforms the outdoor space after dusk. There are two defined patio zones offering flexibility for outdoor furniture, and a side gate leads to the detached single garage which sits to the left of the plot and provides excellent storage potential. An outdoor tap further enhances practicality, making this space as functional as it is stylish.

With its spacious open-plan living, four double bedrooms, contemporary specification and one of the most sought-after plots within the development, this Harrogate model home offers an exceptional opportunity to enjoy refined modern living in a residence that honours craftsmanship of the past while embracing the expectations of today. A home of presence, warmth and quality throughout, and one that must be viewed to be truly appreciated.

The Current Owners Love:

- The set back from the main road Cul-de-sac location
- The homes East / West position
- The double size garden fully landscaped for minimum maintenance







Key Features:

- Redrow Harrogate from the Heritage Collection, set on a generous plot.
- Peaceful cul-de-sac style road, set back from the main road.
- Large open-plan kitchen, dining and family space with island and AEG appliances.
- Landscaped garden with premium artificial lawn, lighting and two patio areas.
- Four double bedrooms including principal suite with dressing area and en-suite.
- Luxury LVT wood-effect flooring throughout the ground floor.
- Detached single garage with side access and low-maintenance exterior design.

Tenure: Leasehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1683 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen
3.81m x 4.14m

Dining Area
3.15m x 2.83m

Family Room
4.07m x 4.14m

Lounge
4.63m x 3.75m

Utility Room
1.91m x 1.89m

WC

Principle Bedroom
4.09m x 5.79m

Ensuite

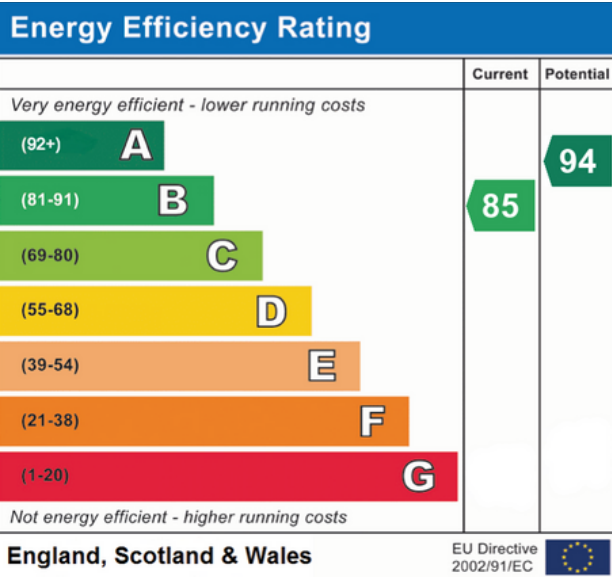
Bedroom Two
4.11m x 3.07m

Bedroom Three
3.66m x 3.07m

Bedroom Four
2.88m x 3.44m

Bathroom

Garage
5.63m x 2.87m

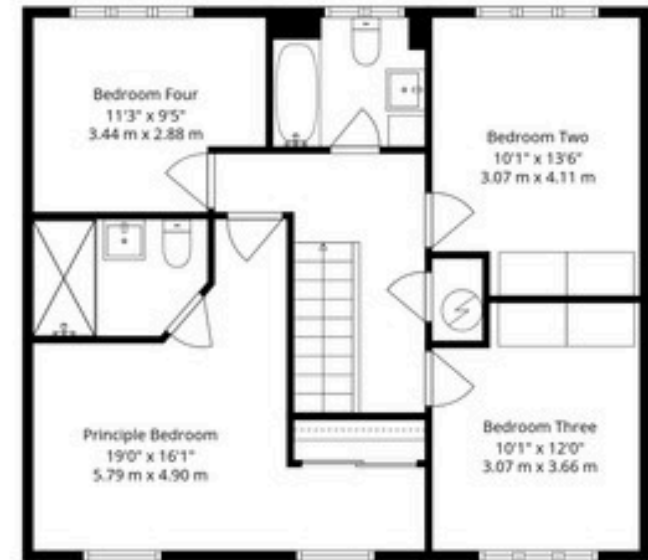




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



Ground Floor



First Floor

TOTAL: 1683 sq. ft, 157 m2

BELOW GRADE: 933 sq. ft, 87 m2, BELOW GRADE: 750 sq. ft, 70 m2

EXCLUDED AREAS: " " : 10 sq. ft, 1 m2, WALLS: 141 sq. ft, 13 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Accurate To 97%.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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