

65 Moorland Road  
Woodsmoor, Stockport, SK2 7AX



*mosley jarman*





## 65 Moorland Road, Woodsmoor, Stockport, SK2 7AX

**£325,000**

A beautifully presented and extended two-bedroom mid-mews family home, ideally positioned within a popular residential area, just a short walk from Woodsmoor train station, local shops and everyday amenities.

The property has recently undergone an extensive programme of refurbishment and has been thoughtfully extended, resulting in a stylish and contemporary living space finished to an exceptional standard. Opportunities to acquire a home of this quality are rare. Additional benefits include uPVC double glazing, gas-fired central heating, off-road parking, a downstairs WC, and Bi-fold doors opening onto the rear garden.

The accommodation briefly comprises; a spacious dining room with fitted storage and shutters. To the rear is a stunning open-plan living kitchen, finished with high-quality fixtures and fittings, a large central island, and ample space for dining and entertaining. Sliding doors open onto the rear garden, creating a seamless indoor-outdoor living experience.

To the first floor, the landing provides access to two well-proportioned bedrooms and a modern family bathroom.

- A beautifully presented and extended mid-mews family home
- Situated in a popular residential area
- Recently undergone a comprehensive refurbishment programme throughout
- Off road parking
- Rare opportunity to purchase a home finished to an exceptional standard
- Two bedrooms
- Within walking distance of Woodsmoor train station, local shops, and local amenities
- UPVC double glazing
- Downstairs wc





### The Grounds and Gardens

To the front of the property there is a driveway which provides off road parking. To the rear of the house there is beautiful garden which is mainly laid to lawn with bushes and shrubs and patio area.

### The Location

Woodsmoor is a charming and verdant suburb situated within the Metropolitan Borough of Stockport, Greater Manchester, England. Known for its leafy streets and tranquil atmosphere, Woodsmoor offers a perfect blend of suburban serenity and convenient urban access. The area is characterized by its mix of attractive, well-maintained properties ranging from Victorian and Edwardian homes to modern builds, catering to a diverse population. Mature trees and well-kept gardens contribute to the scenic beauty, making it a desirable location for families, professionals, and retirees alike. Transportation in Woodsmoor is convenient, with the Woodsmoor railway station providing regular services to Manchester, Stockport, and other nearby destinations, making it an ideal location for commuters. Additionally, the area is well-connected by a network of bus routes and is a short drive from major motorways like the M60, enhancing its accessibility.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter - Yes

Freehold

Broadband providers - Openreach- FTTP - You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Openreach, Virgin Media, Brsk and EE.

Mobile providers- Mobile coverage at the property available with all main providers\*. Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK2 7AX**

What 3 Words: **daring.audit.chairs**

Council Tax Band: **B**

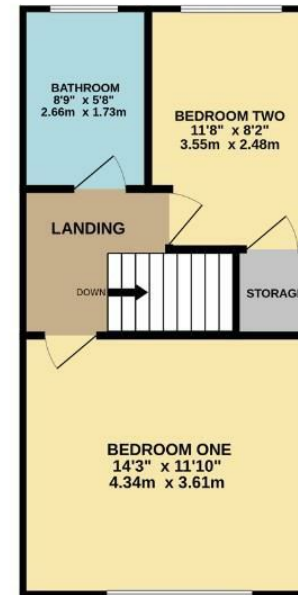
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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