

Part Exchange
Considered



Moorland Road, Stockport, SK2 7DP

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Step into a home where timeless character meets thoughtful modern living. Lovingly cared for over the past ten years, this elegant five-bedroom residence, dating from the 1920s/30s, is arranged across four beautifully appointed floors and brimming with original features and contemporary enhancements.

From the moment you enter, the striking monochrome tiled hallway sets the tone, complemented by high ceilings, intricate ceiling details and a stunning stained-glass surround to the front door. A half-glazed internal door leads you through to the principal living spaces, where exposed wooden floors, a charming bay window with plantation shutters, and a traditional gas fireplace create a warm and inviting atmosphere. Original stained-glass windows and picture rails further enhance the sense of period charm.

To the rear, the home opens into a superb kitchen and living area, finished with stylish wood-effect LVT flooring and sleek quartz worktops. The central island provides both a focal point, a sink with Quooker boiling water tap and a sociable seating area, while integrated appliances include a Belling range cooker with gas hob and electric oven, full-size dishwasher, and space for a freestanding fridge freezer. There is ample room for both dining and relaxed seating, making this an ideal space for entertaining or family life. Cleverly designed built-in storage, including sliding-door cupboards and a bespoke ladder cupboard, adds practicality without compromising on style.



Bi-fold doors seamlessly connect the interior to the garden, where Indian sandstone steps lead down to a lawned area. The north-west facing aspect ensures the rear of the house is bathed in afternoon and evening sunlight, perfect for unwinding at the end of the day. The garden also benefits from a wooden shed with power, along with both hot and cold outdoor taps and additional external sockets. A gate at the end of the garden provides access to a private parking space, while unrestricted street parking is also available.

The lower ground floor offers a versatile basement level, freshly decorated and newly carpeted, with a tiled utility area featuring a deep sink, wooden worktop, and space for laundry appliances. A separate carpeted section provides an excellent games room or additional living space.



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Upstairs, the accommodation is arranged over two further floors. The first floor hosts three generously sized double bedrooms, including a beautifully appointed principal bedroom overlooking the garden, complete with built-in wardrobes, plantation shutters, and elegant period detailing. A second bedroom to the front mirrors this charm, also featuring stained glass and bespoke storage and a third bedroom is also a spacious double. The family bathroom is half tiled and fitted with both a bath and a separate rain head shower, complemented by underfloor heating and a window overlooking the garden. A stylish downstairs WC adds further convenience.

The top floor continues to impress with two additional bedrooms and a contemporary shower room, complete with modern tiling, a rain shower, and rear-facing window. One bedroom enjoys garden views and built-in storage, while the fifth bedroom, currently used as a home office, is flooded with natural light from three skylights. A further skylight above the staircase enhances the sense of space and brightness throughout this level.



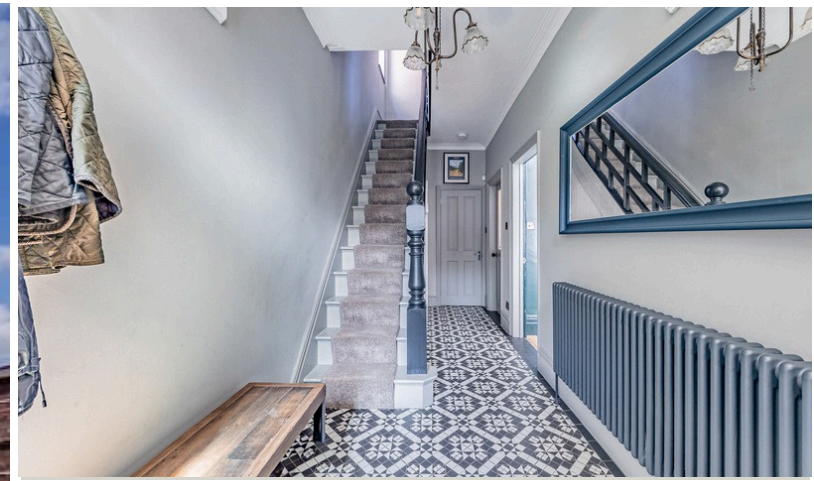
Positioned in a highly convenient location, the property is just a short two-minute walk from local amenities including the post office and Woodsmoor community shop, with the popular Davenport shops nearby. For those who enjoy the outdoors, the beautiful open spaces of Happy Valley offer excellent walking routes close by.

This is a rare opportunity to acquire a substantial period home that effortlessly blends character, space, and modern comfort, perfect for growing families or those seeking flexible living.

The Current Owners Love:

- The spacious kitchen-diner, which has become the heart of the home and where most family time is spent
- The sense of privacy in the rear garden, which is not overlooked
- The excellent transport links, with the train station just a two-minute walk away, offering convenient access to Manchester city centre in one direction and the beautiful surroundings of Lyme Park in the other





Key Features:

- Substantial five-bedroom family home arranged over four floors
- Off-street parking to the rear plus unrestricted on-street parking
- Stylish open-plan kitchen, dining and living space with bi-fold doors to the garden
- Recently converted bespoke basement with utility and versatile living space
- Wealth of original period features including stained glass, high ceilings and picture rails
- Private, non-overlooked north-west facing garden with evening sun
- Excellent transport links with the train station just a short walk away

Tenure: Freehold

Council Tax Band: C

Possession: Vacant possession upon completion

Total Floor Area: 1807 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Play Room
4.41m x 3.22m

Utility Room
1.68m x 1.68m

Kitchen/Diner
8.23m x 5.38m

Wc
1.77m x 0.97m

Living Room
5.19m x 3.61m

Bedroom 1
4.35m x 3.61m

Bathroom
2.35m x 2.06m

Bedroom 2
4.56m x 3.61m


Bedroom 3
3.06m x 2.05m

Bedroom 4
3.39m x 2.48m

Bedroom 5 / Office
5.03m x 2.46m

Bathroom
2.55m x 1.88m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 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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