



SNAPES
SALES & LETTINGS AGENTS

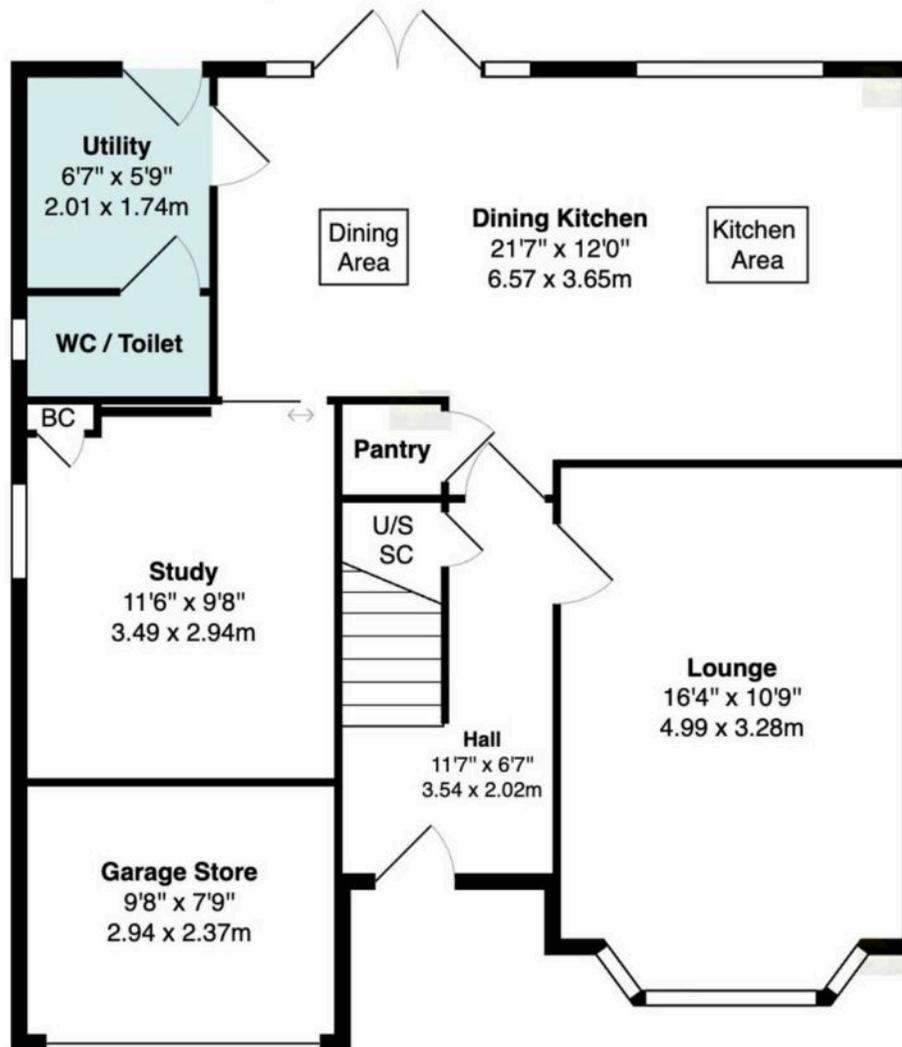
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87 Lancastrian Way, Woodford – SK7 1SA

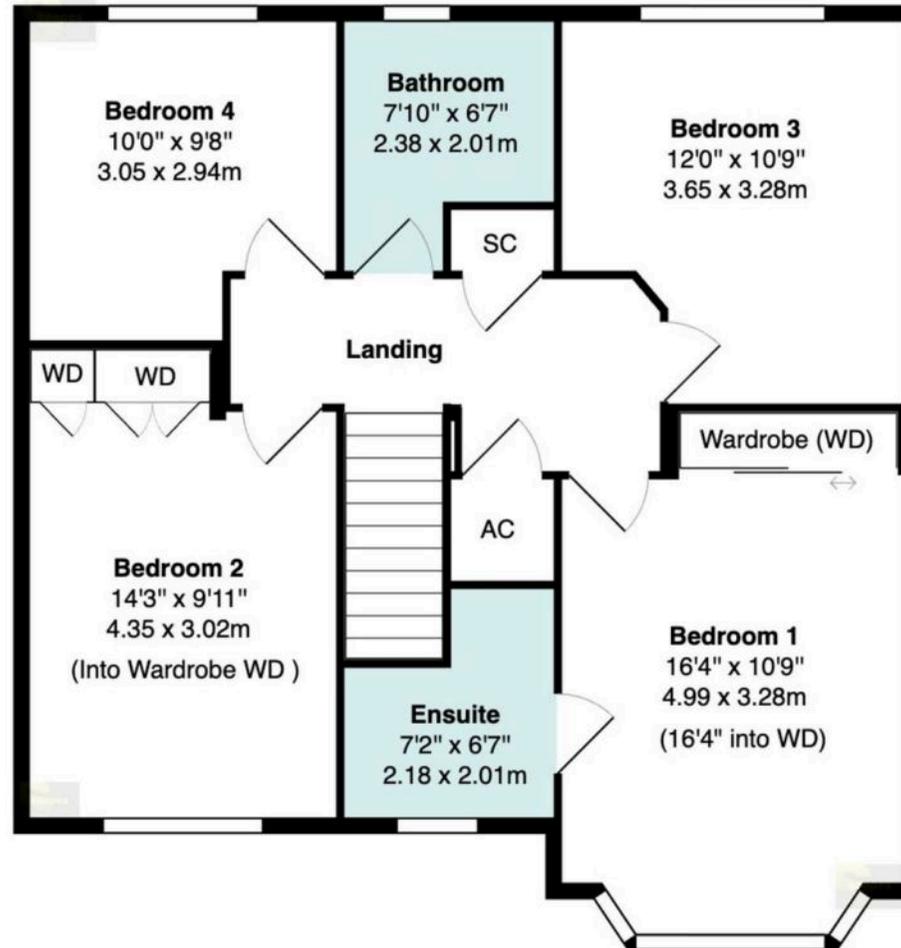
Offers Over **£650,000**

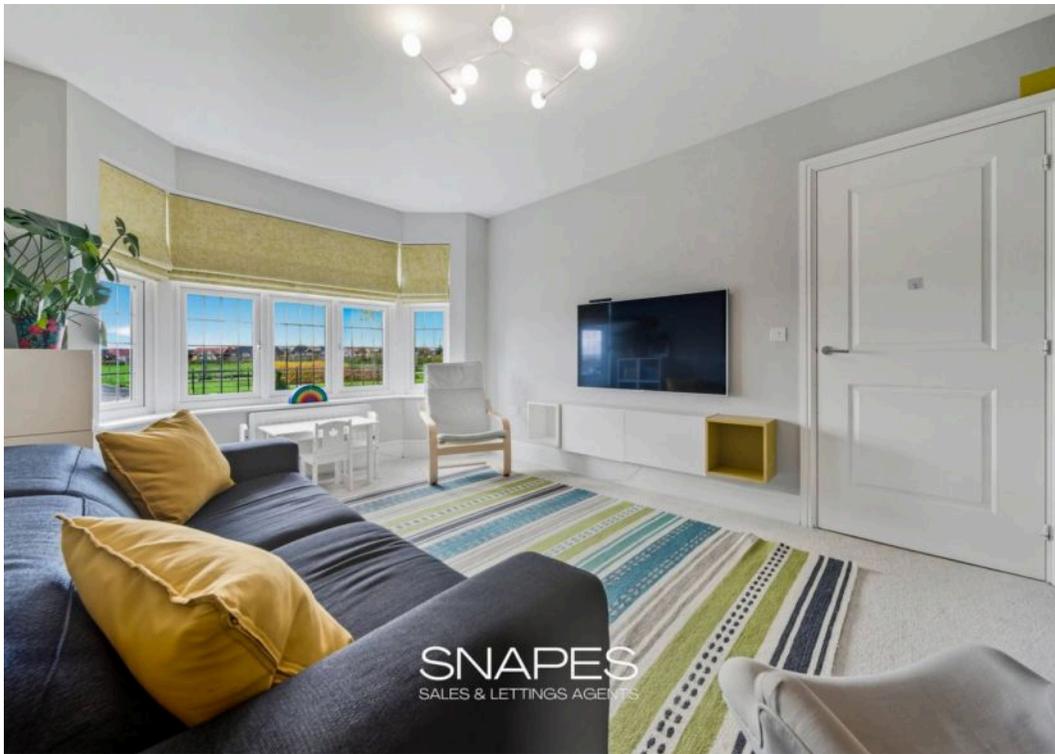


Ground Floor
Approximate Area: 769 ft² ... 71.5 m²



First Floor
Approximate Area: 720 ft² ... 66.9 m²









We are delighted to present this exceptional 4-bedroom detached house located in the sought-after Woodford Garden Village, offering a unique opportunity to own a stunning property in a prime location with a picturesque open aspect towards the Avro Heritage Museum, added to the open views you also benefit from being within a 5 minute or so walk (0.30 miles) from Woodford Primary School.

Upon entering, you are greeted by a well-proportioned and generously sized detached home boasting 4 bedrooms and 2 bathrooms, ensuring ample space for comfortable living. One of the many features on offer is the spacious 16'4' lounge to the front aspect, which provides ideal space for relaxation and entertainment.

The heart of the home lies in the large family dining kitchen, featuring a modern fully fitted kitchen area seamlessly flowing into a dining space that could easily transform into a cosy informal sitting area if desired. Additionally, an extra study room offers versatility, serving as a playroom or games room to cater to various lifestyle needs.

Convenience is key with a separate utility room that leads to a downstairs WC, providing three toilets within this well-appointed home. The garage, though shortened to accommodate the study, offers valuable storage space while maintaining functionality. Upstairs, in addition to the well proportioned bedrooms, you also have loft access, which is boarded to provide even more useful storage space.

Outside, a well-maintained frontage with a lush lawn beside the double-width driveway enhances the property's kerb appeal. The landscaped rear garden, predominantly laid to lawn, boasts a stone patio adjoining the home, perfect for al fresco dining or simply enjoying the outdoors in a private, fenced setting.

Impeccably presented and thoughtfully designed, this property radiates warmth and comfort, offering high standards of living with its spacious layout and distinctive features. The abundance of natural light permeating through the property adds to its charm, providing a serene living environment.

This property presents an exceptional opportunity for those seeking a well-appointed home, nestled in a desirable neighbourhood with easy access to local amenities and transport links. We recommend a viewing to truly appreciate the quality and vast potential this property has to offer.

Please note: The £150 per year service charge referenced below is a contribution towards the maintenance of the communal areas, such as but not limited to; trees, grassed areas, open spaces and the Children's Playground area, which is not to be forgotten as a fantastic feature for families..

Important -

wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.

1. **Tenure:** Freehold
2. **Service Charge:** £150 Per Annum paid at £75 twice a year.

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Material Information / Important Information is provided by Sprift, who in turn source their information from place as noted in the disclaimer section of the report. The information is provided in link format due to the ever changing data which is being reported and the volume of data which we would be unable to realistically write in the description above or recite verbally each time we speak to a potential buyer or tenant. The information is not to replace you taking advice from your solicitor, surveyor, or you doing your own research to ensure you are happy with the report. The various portals where you will read this disclaimer might rename the tab or even remove or change the link to this information. They might also display the link in a place not as easy to find as we would like it to be. We can provide the link on demand.

Marketing: Our floor plan may not show some small recess areas, usually measured into Bay Windows, may not show all support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale or rental lease, both internally and externally. If buying we strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



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