



SNAPES
SALES & LETTINGS AGENTS

2 Derry Lane, Woodford – SK7 1ST

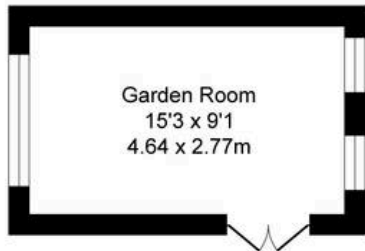
Guide Price **£575,000**



Derry Lane, Woodford

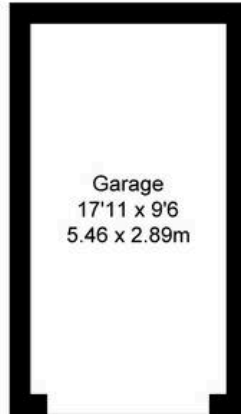
Total Approx. Floor Area 1413 Sq.ft. (131.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



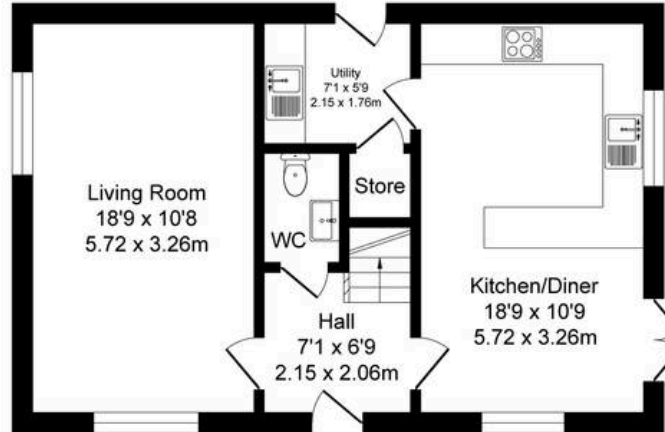
Garden Room
15'3 x 9'1
4.64 x 2.77m

Outbuilding
Approx. Floor Area 138 Sq.Ft (12.8 Sq.M.)



Garage
17'11 x 9'6
5.46 x 2.89m

Garage
Approx. Floor Area 169 Sq.Ft (15.7 Sq.M.)



Living Room
18'9 x 10'8
5.72 x 3.26m

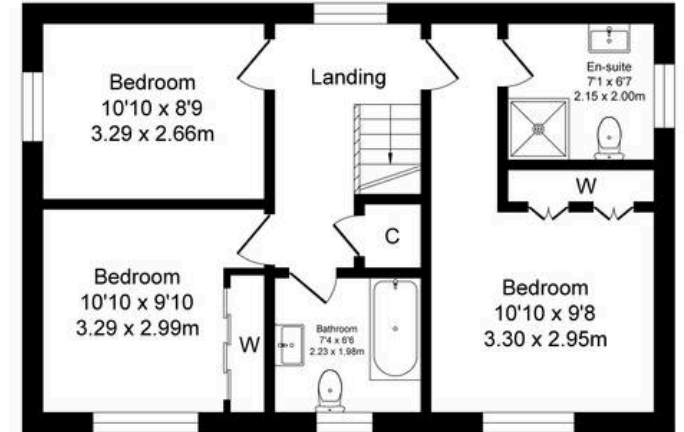
Utility
7'1 x 5'9
2.15 x 1.76m

Store
WC

Hall
7'1 x 6'9
2.15 x 2.06m

Kitchen/Diner
18'9 x 10'9
5.72 x 3.26m

Ground Floor
Approx. Floor Area 553 Sq.Ft (51.4 Sq.M.)



Bedroom
10'10 x 8'9
3.29 x 2.66m

Landing

En-suite
7'1 x 6'7
2.15 x 2.00m

Bedroom
10'10 x 9'10
3.29 x 2.99m

Bathroom
7'4 x 6'6
2.23 x 1.98m

Bedroom
10'10 x 9'8
3.30 x 2.95m

First Floor
Approx. Floor Area 553 Sq.Ft (51.4 Sq.M.)







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Description

Introduction

Whilst reading this description, we recommend taking time to browse the photographs to fully appreciate the design and style of the home. We also suggest reviewing the floor plan to gain a clear understanding of the layout and proportions. A personal viewing is highly recommended to truly experience everything this impressive home has to offer.

The Plot

The property occupies a superb position on the fringes of the development, enjoying a **commanding corner plot**. There is a driveway with EV charging point leading to a single garage, both providing ample parking.

The home also benefits from a **beautifully enclosed walled garden** with a desirable **southerly aspect**, ensuring excellent natural light throughout the day. The garden is predominantly laid to lawn, complemented by thoughtfully positioned patios and pathways that create distinct yet connected outdoor spaces.

A particular highlight is the **stylish garden room** (see photos), offering a versatile additional space ideal for use as a home office, gym, or leisure room. Although detached, it feels very much like a natural extension of the main living accommodation.

The Accommodation

The property is entered via the front door into a welcoming entrance hall. From here, there is access to a convenient downstairs WC, fitted with a low-level WC and wash hand basin—one of three toilets within the home, ideal for family living and guests alike.

The hallway also provides access to the first floor, the spacious lounge, and the impressive open-plan kitchen and dining area.

The **dual-aspect lounge** is light, bright, and generously proportioned, creating a comfortable space for relaxation.

The **open-plan kitchen and dining area** forms the heart of the home—perfect for both everyday living and entertaining. The kitchen is fitted with an extensive range of modern units, offering a well-designed and highly functional space, with ample room for dining and more informal seating if desired. A separate utility room further enhances practicality, keeping laundry and household tasks neatly separate from the main living areas.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from a **stylish ensuite shower room** (see photos), while the remaining bedrooms are served by a contemporary family bathroom. Additional loft access provides useful storage.

The Location

Derry Lane, situated within the sought-after Woodford Garden Village (SK7), offers modern family living in a thoughtfully designed and growing community. The development is known for its attractive, contemporary homes and well-planned layout, creating a clean, cohesive streetscape with a strong neighbourhood feel. Residents benefit from an abundance of green space, including woodland walks, open parkland and landscaped areas, giving the location a semi-rural, lifestyle-led appeal.

The area is particularly appealing to families, with new and well-regarded schooling nearby, including Woodford Primary, along with further amenities and leisure options in Bramhall and surrounding villages. Convenient transport links provide easy access to Stockport, Manchester and the wider motorway network, making it ideal for commuters while still retaining a peaceful village atmosphere.

Overall, Derry Lane combines the advantages of a modern development with strong community focus, green surroundings and excellent connectivity, making it an increasingly popular choice for buyers seeking a balance of lifestyle and convenience.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold / Leasehold
2. **Lease Dates:**
3. **Rent Charge:** Add or Delete.
4. **Other:** Add or Delete.
5. **Material Information:** Please read below

DISCLAIMER

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

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EPC Rating: B



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