



**Halford Court, Woodford Gardens Village,
WOODFORD, Cheshire, SK7**

Guide Price: £470,000

Freehold

Halford Court, Woodford Gardens Village, WOODFORD, Cheshire, SK7

This beautifully presented, chain-free property offers spacious, modern living across three well-designed floors, ideal for families or professionals seeking style and practicality.

On the ground floor, you are welcomed by an inviting entrance hallway with a convenient downstairs WC and under stairs storage. To the front, a large living room provides a comfortable space for relaxation, while to the rear, a spacious open-plan kitchen impresses with integrated fridge, freezer, and dishwasher, electric double oven and hob, quartz worktops with a sunken sink, and a large picture window. French doors lead out to the rear garden, flooding the kitchen with natural light and offering seamless indoor-outdoor living.

The first floor features Bedroom 1, which benefits from a large en suite shower room, and Bedroom 3, offering flexibility for use as a bedroom, home office, or nursery. A modern family bathroom with a shower over the bath completes this level.

On the second floor, Bedroom 2 enjoys its own en suite shower room, providing a private retreat. Two large storage cupboards on this floor offer practical solutions for organisation and decluttering.

Outside, the property offers a double driveway to the front, providing off-road parking, while to the rear, there is a large lawned garden with a timber shed for additional storage, creating a perfect outdoor space for entertaining, relaxing, or family play.

Located in the sought-after Woodford Garden Village, this property benefits from a vibrant and welcoming community with tree-lined streets and thoughtfully designed green spaces, ideal for families and outdoor enthusiasts.

Woodford Garden Village also provides convenient access to Poynton,

Woodford Garden Village also provides convenient access to Poynton, Bramhall, and Wilmslow, offering a variety of shops, restaurants, and leisure facilities. Commuters will appreciate the excellent transport links with easy access to the A34, M60, and Manchester Airport, while direct train routes from nearby stations connect you efficiently to Manchester City Centre.

*Photos are for prior to the current tenant moving in.



- Freehold
- EPC Grade B
- Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.