

Hawker Road

Woodford, SK7 1SN

In Excess of £650,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

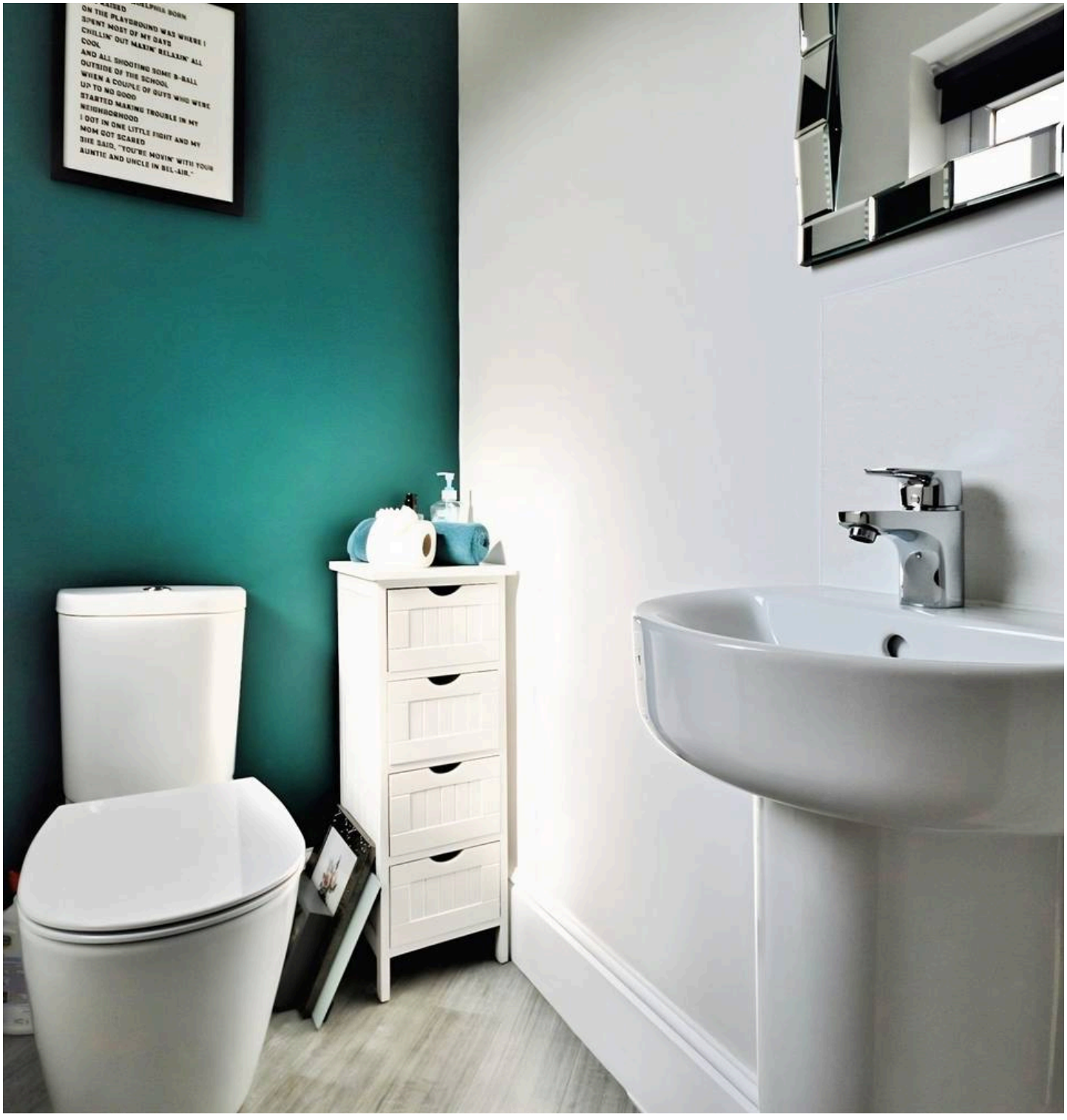
An energy efficient modern four bedroom and two bathroom detached family home with accommodation in excess of 1500 sq/ft. The property is positioned in a highly desirable setting within walking distance of excellent schools, transport links as well as a range of amenities within Woodford & Bramhall village. The property is offered with no onward chain and may suit someone wanting to move quickly. Solar panels also feature with this property ensuring affordable energy and excellent peace of mind.

Council Tax Band: F

Tenure: Freehold

EPC Rating: B

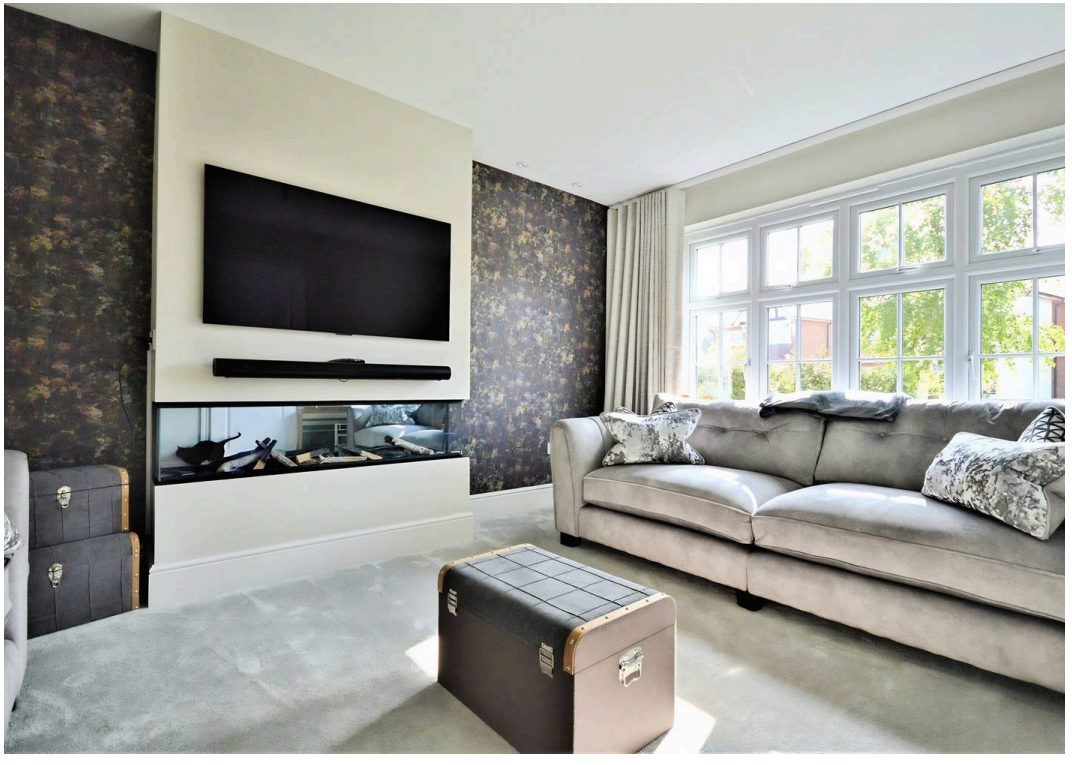
- Modern Four Bedroom & Two Bathroom Detached Family Home
- Energy Efficient Home With An EPC Rating Of 'B' & Solar Panels Ensuring Cost Effective Energy Consumption
- Highly Desirable Location Close to Woodford Primary School
- Within Walking Distance Of The Woodford Garden Village Field Along With Access To Children's Playground
- Single Detached Garage With Tandem Driveway
- Easy Access To Bramhall Village, Train Station & Conveniently Located For The A555 Manchester Airport Link Road
- No Onward Chain Offering A Hassle Free Purchase
- Two Year NHBC Build Warranty Remaining







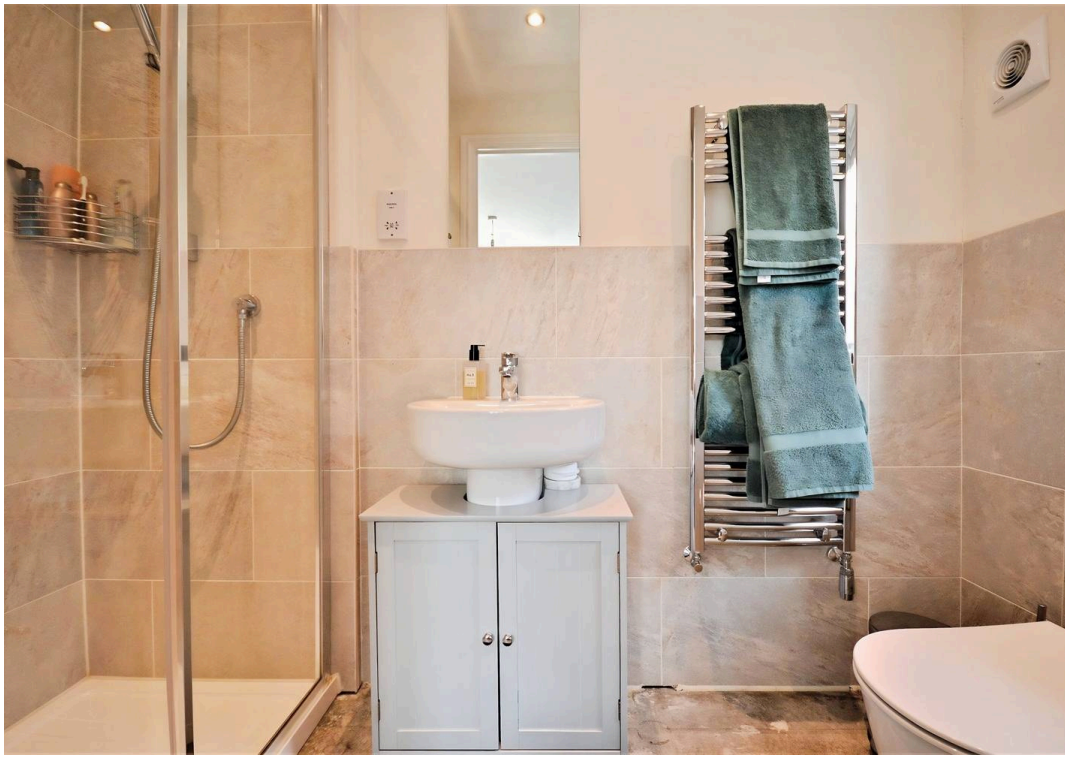


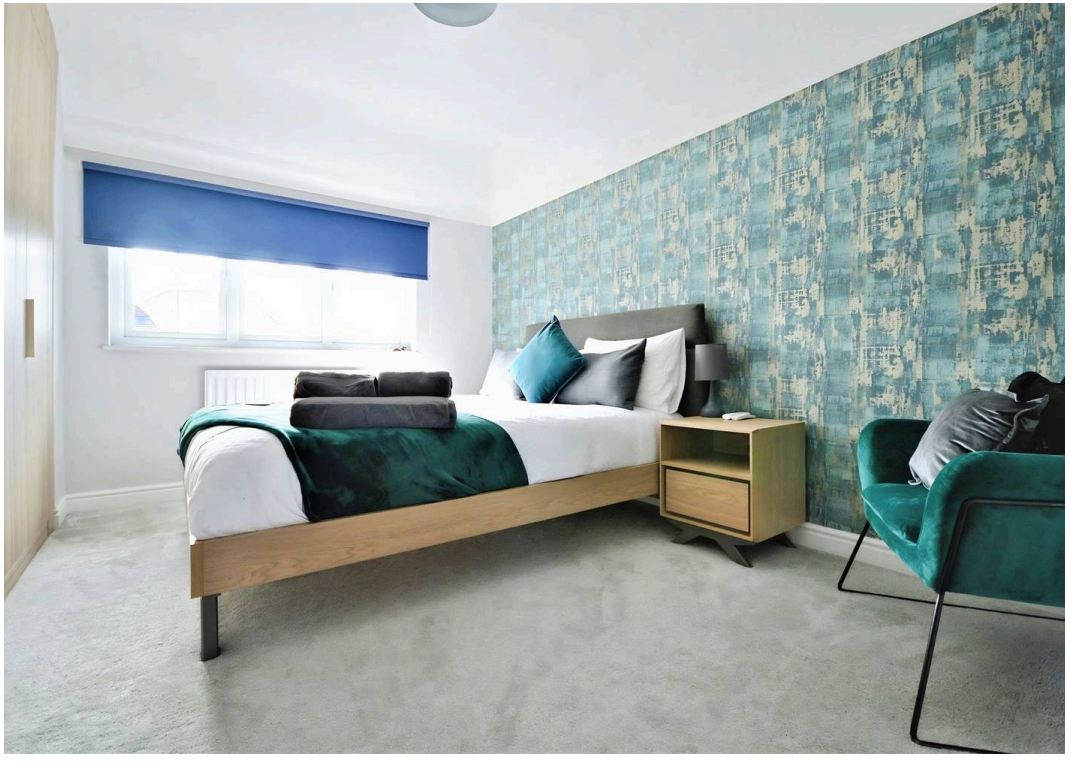


This impressive four bedroom detached family home presents a rare opportunity to acquire a modern, energy efficient property in a highly desirable location. The house boasts a contemporary design throughout and offers spacious accommodation ideal for family living. With an EPC rating of 'B' and the benefit of solar panels, the property ensures cost effective energy consumption, making it an environmentally conscious choice as well as a practical one. The well planned layout includes a welcoming entrance hall, a generous lounge, and a stylish open plan kitchen family room, perfect for both everyday living and entertaining guests. The kitchen is fitted with high quality appliances and ample storage, complemented by a separate utility room for added convenience. A downstairs WC is positioned just off the entrance hall. Upstairs, four well proportioned bedrooms provide plenty of space for a growing family, with the principal bedroom featuring an en suite shower room, while a modern family bathroom serves the remaining bedrooms. This home also benefits from a single detached garage and a tandem driveway, offering ample off road parking for multiple vehicles. The rear garden offers a patio area and a lawned garden ideal for families. Located close to Woodford Primary School and within walking distance of the Woodford Garden Village field (with access to a children's playground), the property is perfectly positioned for families. Excellent transport links are close at hand, with easy access to Bramhall Village, the train station, and the A555 Manchester Airport Link Road, making commuting and travel convenient. Offered for sale with no onward chain, this property allows for a hassle free purchase and immediate occupation. The remaining two year NHBC build warranty provides additional peace of mind for the new owners. This home combines comfort, style, and practicality in a sought after location, making it an outstanding choice for discerning buyers seeking a move in ready family residence. Early viewing is highly recommended to fully appreciate the quality and lifestyle this superb property offers.







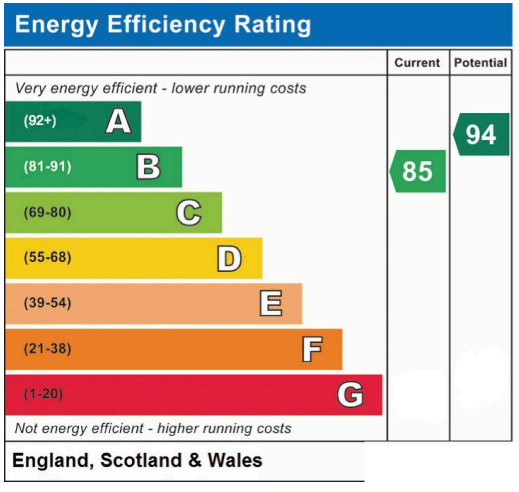


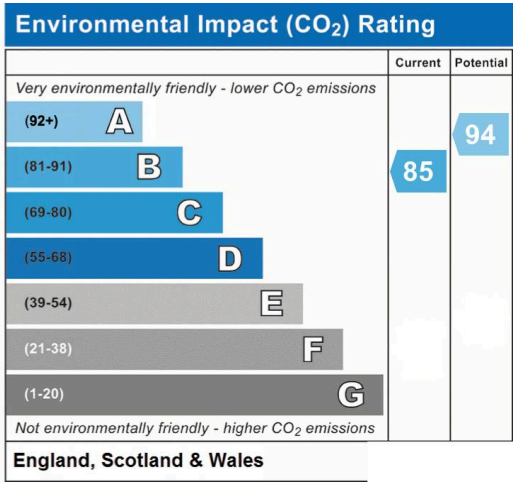






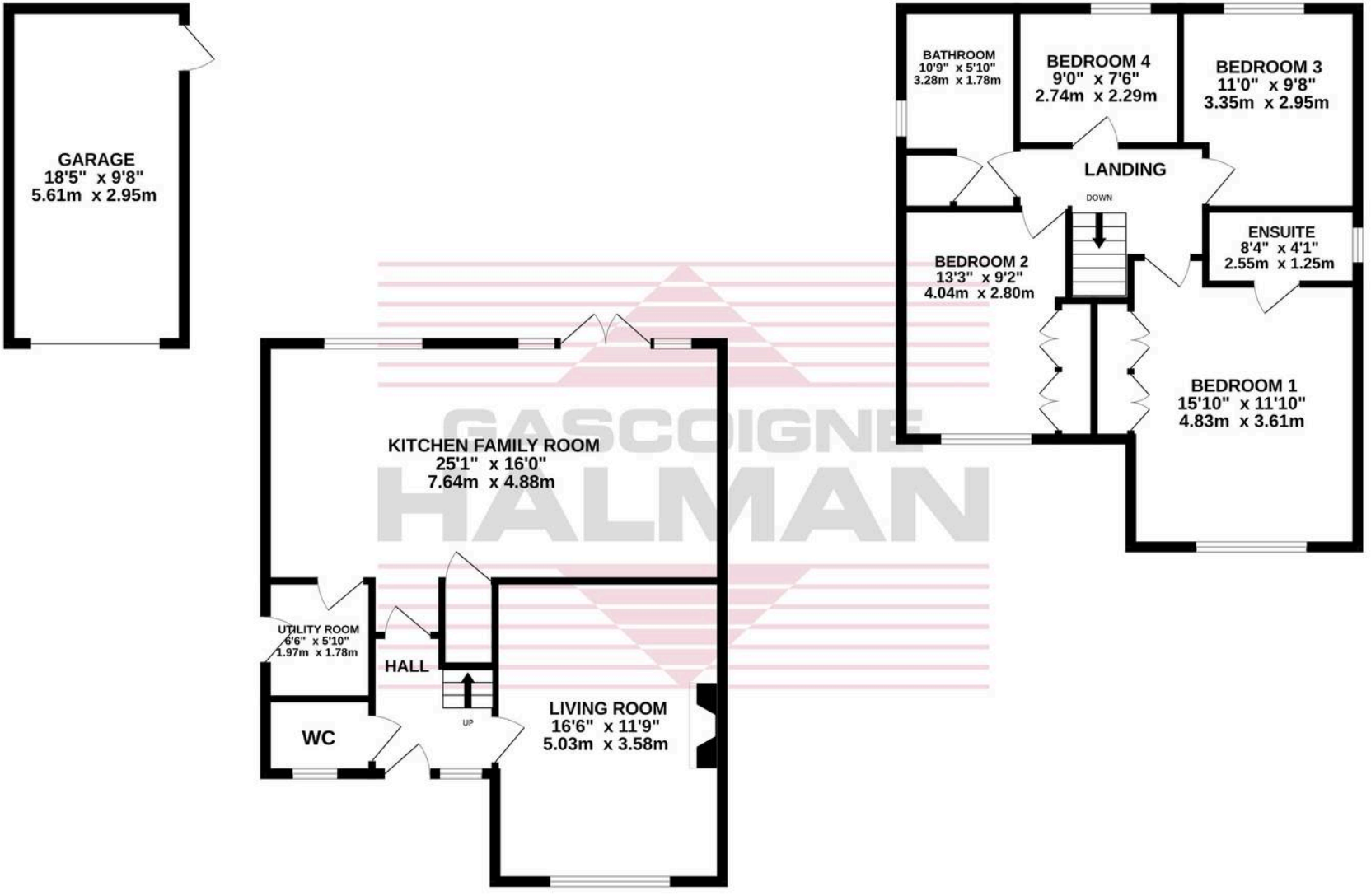



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
94
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
85
94
England, Scotland & Wales

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1501 sq.ft. (139.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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