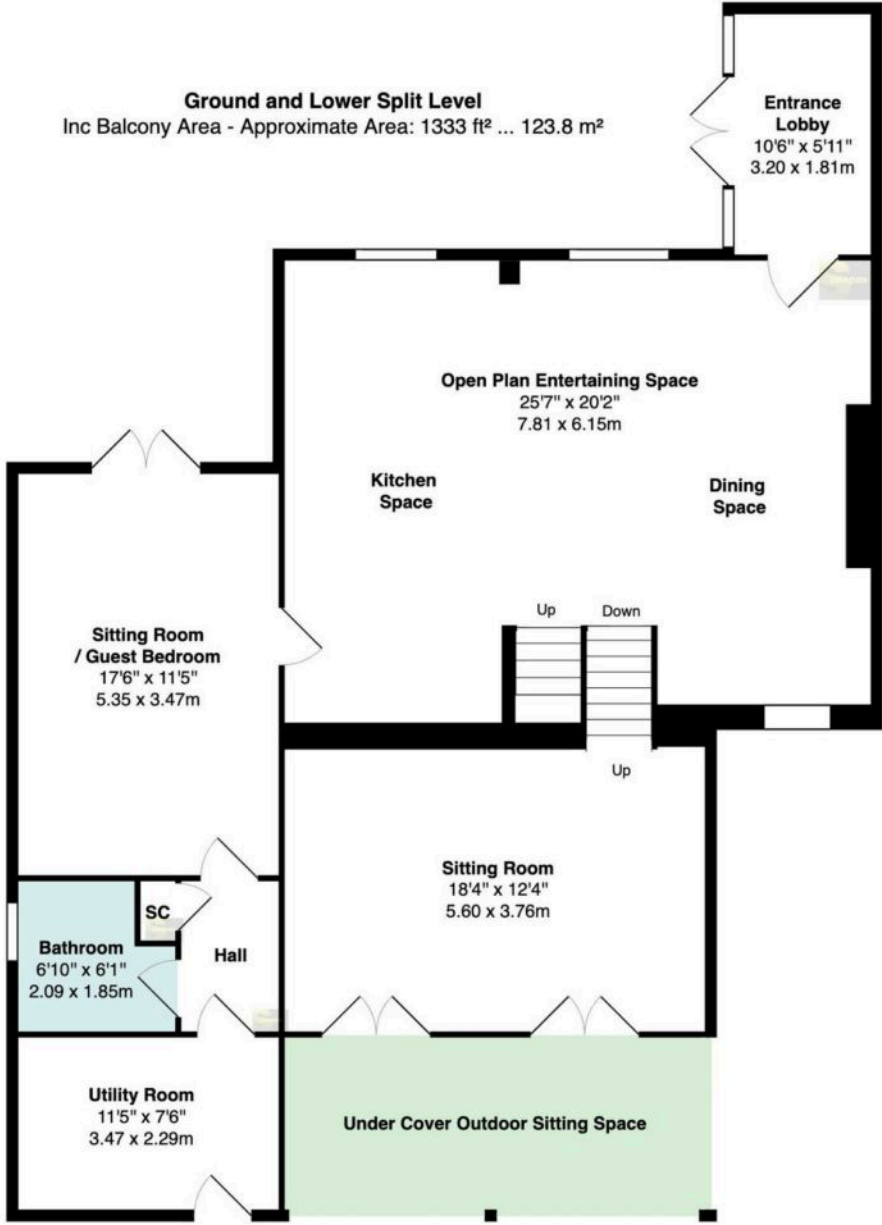


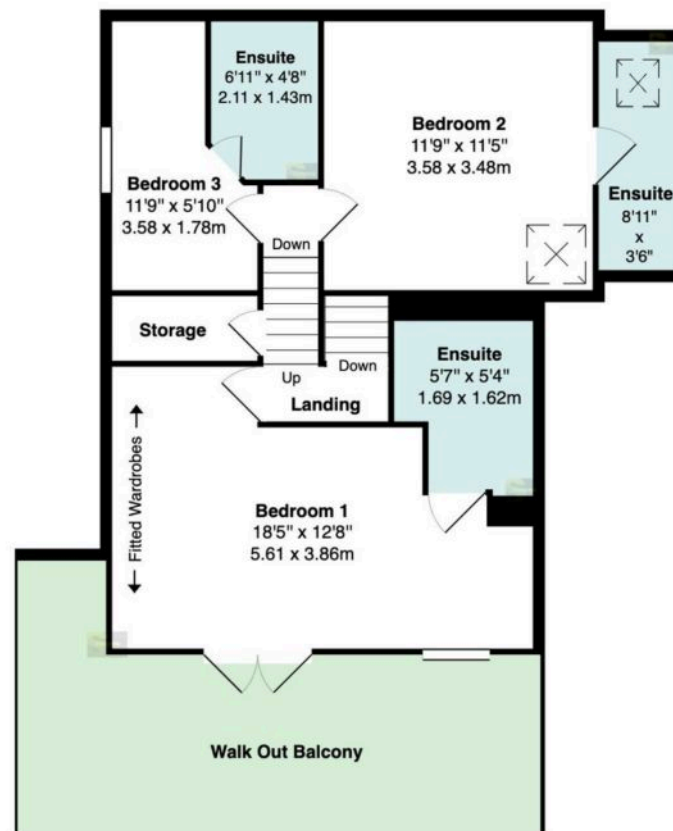


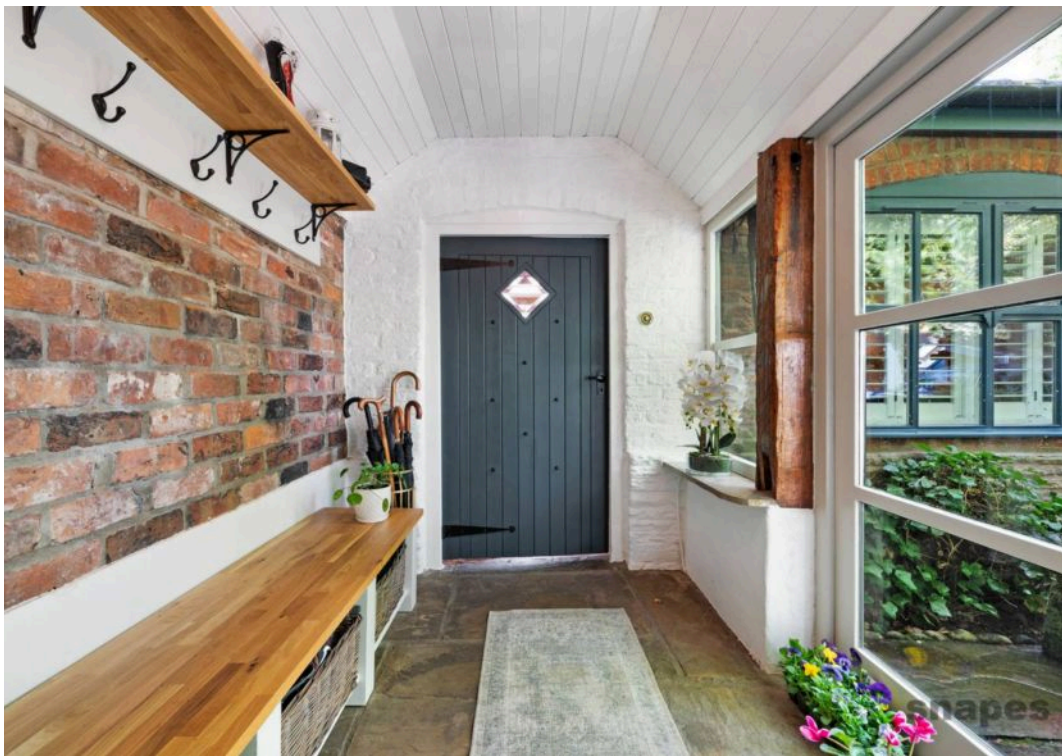
New Hall Cottage Old Hall Lane, Woodford – SK7 1RN
£1,200,000

Ground and Lower Split Level
Inc Balcony Area - Approximate Area: 1333 ft² ... 123.8 m²



First and Upper Split Level
Inc Balcony Area - Approximate Area: 773 ft² ... 71.8 m²















If ever there was an example of no words will do this home justice, this is it... A beautiful home where character meets style, thanks to the keen eye for stylish interior design our client has.

Whilst reading this brief description, we strongly advise you look at the photos to fully appreciate the stylish design, with modern tasteful colour schemes, seamlessly merging the spaces and character features of this home together. It is also important you study our floor plans to understand the room sizes and layout of the accommodation, however due to the properties age, you have thick walls, split level spaces, and characterful roof lines which mean the very best way to fully appreciate this gem of a property to arrange a viewing.

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:** Leasehold
- 2. **Lease Dates:** 999 Years from 18.09.1997
- 3. **Ground Rent:** £0
- 4. **Other:** The Garden Wall to the North & East of the Cottage is Grade II Listed,

Disclaimer: If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase or renting. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

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.



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

