



139 Moor Lane, Woodford

£550,000 Freehold

NO ONWARD CHAIN • STUNNING VIEWS OVER OPEN FIELDS • BEAUTIFULLY PRESENTED, TURN-KEY ACCOMMODATION •
THREE BEDROOMS, ONE BATHROOM • DETACHED GARAGE • SOUTH FACING GARDEN



This beautiful three bedroom semi-detached home comes to the market with no onward chain, meaning a quick completion is feasible! Offering turn-key accommodation the house is immaculate throughout and offers sleek decor together with character charm including high ceilings and cosy fireplaces. The real wow-factor comes from the stunning open-views at the rear over rambling fields with a sunny southerly-facing aspect.

Council Tax band: D

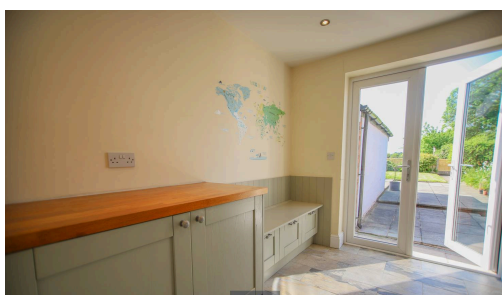
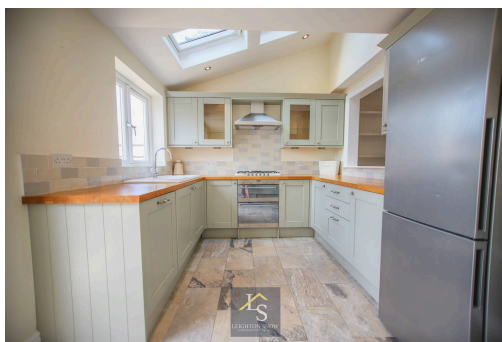
Tenure: Freehold

EPC Energy Efficiency Rating: D

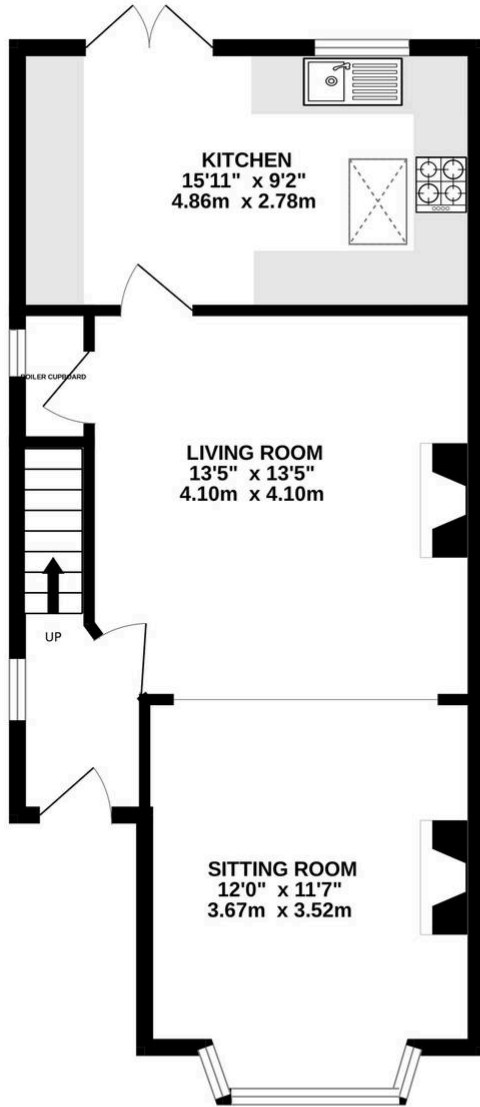
EPC Environmental Impact Rating: D



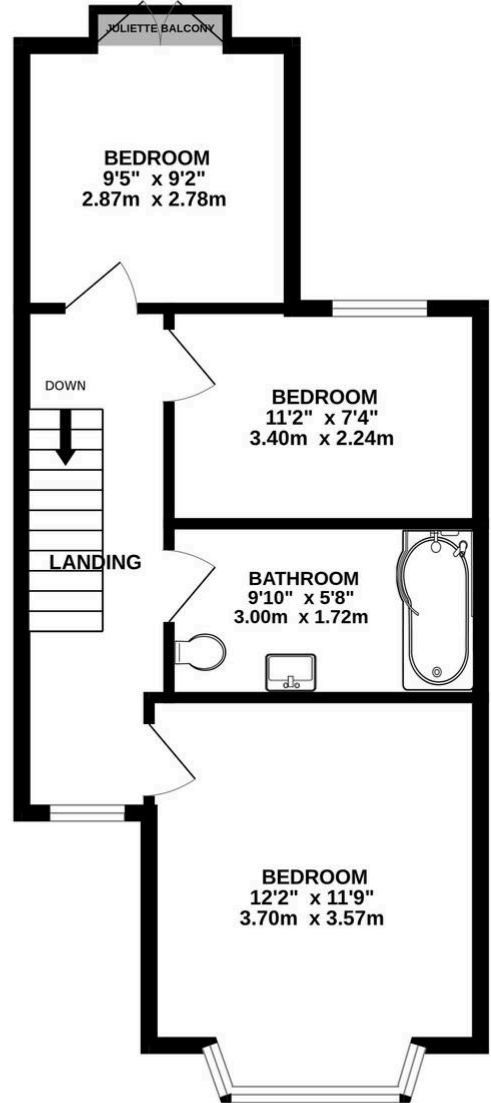
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- › STUNNING VIEWS OVER OPEN FIELDS
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GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Positioned in a semi-rural location on Moor Lane in Woodford, the handy amenities of Bramhall village lie less than two miles away whilst rolling countryside surrounds the house itself providing a tranquil and private feel. Excellent transport links sit nearby with access to the A555, A34 and motorway network beyond as well as Bramhall Train Station and Manchester Airport a short car journey away.

The house itself is positioned behind a generous driveway providing ample off-road parking and access to the detached brick-built garage. The front door leads you into an entrance hallway with stairs leading up to the first floor. There is a large and open-plan living room that opens into a sitting room at the front of the property. The sitting room boasts a bay window whilst the living room offers a log-burning stove set within a bespoke fitted media wall with fitted cupboards and shelving to each side of the chimney breast. From the living area sits the kitchen which offers shaker-style cupboards and drawers set under a skylight allowing in an abundance of natural light. Further light comes through the southerly-facing window and patio doors providing access out to the garden. To the first floor there are three bedrooms, comprising one double and two large singles, and the family bathroom. The bathroom is a generous space with 'p'-shaped bath with shower over, WC and wash hand basin. Bedroom three boasts a Juliette Balcony with glorious views out over the rear garden and adjoining countryside and beyond.

The rear garden is a charming space with a large paved patio sitting off the kitchen. There is a lawned area at the top of the garden that is surrounded by mature borders and wooden fencing. The south-facing aspect makes it a real sun-trap, ideal for enjoying the warmer months.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



