

ANY
PART EXCHANGE
WELCOME



Chester Road
Woodford, SK7 1PR

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Chester Road, Woodford, SK7 1PR

Nestled in the tranquil semi-rural enclave of Woodford, Garswood beckons with its timeless charm and promises a delightful family haven. A picturesque, tree-lined driveway, adorned with the wisdom of well-matured surroundings, leads you to this inviting abode. Greeted by an integral double garage, elegantly crowned with electric doors, your journey begins in earnest. Stepping through the front door, a welcoming hallway unfolds, inviting exploration.

To your left, a sunlit kitchen awaits, a perfect nook for morning breakfast rituals. Adjacent, a utility room stands ready with space to house your trusty washing companion. Here, you'll also discover a convenient WC and cloakroom. Back in the hallway, the sitting room beckons, offering breath-taking garden vistas through its bay window. A brick-encased log burner nestles here, creating an ambiance of warmth and snug comfort. Across the way, the living room invites with its own bay window, drenching the space in natural light, ideal for unwinding during twilight hours. Venture further, and you'll stumble upon a spacious family bathroom, bedecked with opulent floor-to-ceiling tiles. Its double-length rain head shower promises rejuvenation, while the inviting bathtub offers a retreat for relaxation. Bedrooms, secluded in their own wing, provide a tranquil respite from the day's hustle and bustle. The first bedroom boasts fitted wardrobes, and all three generously-sized chambers offer enchanting garden views.

Beyond the interior, the external charm unfolds. A meticulously kept South-facing garden and patio area beckon, a haven for furry companions, playful children, and gatherings with friends on sun-kissed summer days.

But that's not all. This versatile residence harbours potential aplenty, offering the canvas for an additional bedroom or workspace with its own private entrance, providing endless possibilities for customization. With its generous plot and layout, Garswood beckons as the perfect canvas to create your dream family abode. Moreover, it resides in the coveted catchment area for Queensgate Primary School and Bramhall High School, adding to its appeal as the ideal family sanctuary.

The Current Owners Love:

- None of the rooms are overlooked
- The peaceful and private South facing rear garden
- Easy walking distance to shops, schools and local pubs

We Have Noticed:

- The potential this plot offers to create some ones dream home.
- Location, close by to Wilmslow Town Centre and Bramhall Village, giving you the best of both worlds.
- Impressive South facing garden, perfect for a growing family.







Key Features:

- A three bedroom, three reception room detached bungalow
- Situated in a semi-rural location in Woodford, close to both Wilmslow Town Centre and Bramhall Village
- Catchment area for Queensgate Primary School and Bramhall High School
- Potential to create the perfect dream family home
- Utility room, WC, cloak room and integral garage
- Stunning South facing rear garden on a fantastic plot of around 0.7 of an acre
- Side garden for future development/extensions subject to Planning Permission

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2058

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Entrance Hall 13'4" x 10'2" (4.06m x 3.1m)

Kitchen 15'0" x 10'0" (4.57m x 3.05m)

Sitting Room 17'1" x 10'11" (5.21m x 3.33m)

Living Room 18'0" x 10'11" (5.49m x 3.33m)

Utility Room 6'0" x 5'6" (1.83m x 1.68m)

WC 6'6" x 3'1" (1.98m x 0.94m)

Porch 10'0" x 5'0" (3.05m x 1.52m)

office 14'11" x 9'11" (4.55m x 3.02m)

Garage 18'0" x 15'5" (5.49m x 4.7m)


Bathroom 10'0" x 9'7" (3.05m x 2.92m)

Bedroom One 16'0" x 13'11" (4.88m x 4.24m)

Bedroom Two 14'1" x 12'0" (4.29m x 3.66m)

Bedroom Three 12'0" x 9'11" (3.66m x 3.02m)

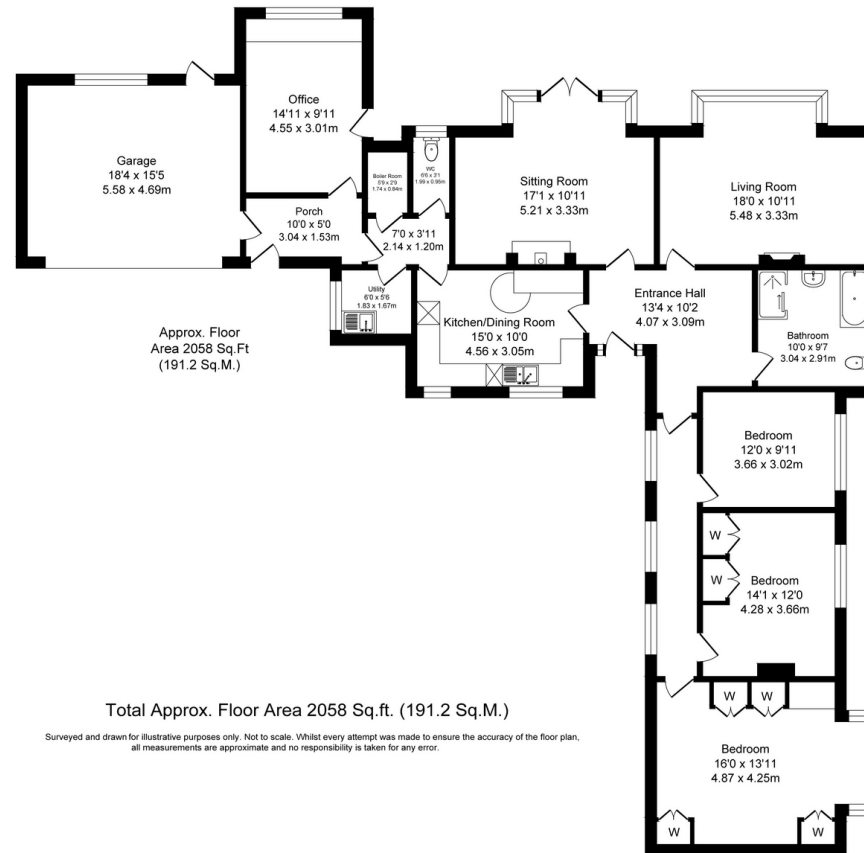


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.