

13 Lovell Avenue  
Woodford, Cheshire, SK7 1TB



*mosley jarman*



## 13 Lovell Avenue, Woodford, Cheshire, SK7 1TB

**Offers Over £525,000**

**NO CHAIN** - An extremely well presented and upgraded four-bedroom, two-bathroom family home, forming part of the highly desirable Woodford Gardens development in a prime location. Built in 2023, the property benefits from the reassurance of new-build warranties and further boasts uPVC double glazing, gas-fired central heating, off-road parking, an EV car charger, and a versatile detached garden pod - ideal for a home office or gym.

The thoughtfully designed accommodation begins with an inviting entrance hallway, complete with a downstairs WC and useful storage cupboard. The elegant living room features a bespoke fitted media wall, creating a stylish yet comfortable space to relax. To the rear, a stunning open-plan dining kitchen serves as the heart of the home, fitted with high-quality integrated appliances, granite worktops, and ample space for dining, with French doors opening seamlessly onto the rear garden - perfect for entertaining and indoor-outdoor living.

To the first floor, a well-proportioned landing leads to a luxurious master bedroom with a contemporary en-suite, three further generously sized bedrooms and a modern family bathroom finished to a high specification.

Additionally, the property is offered for sale with no onward chain.

- An exceptional four-bedroom, two-bathroom family home
- Beautifully presented and extensively upgraded to a high standard throughout
- Situated within the highly sought-after Woodford Gardens development
- Prime and desirable residential location
- Built in 2023 with the benefit of new-build warranties
- uPVC double glazing and gas-fired central heating
- Off-road parking and electric vehicle (EV) charging point
- Detached garden pod, ideal for a home office, gym, or additional living space
- No onwards chain



### The Grounds and Gardens

To the front of the property, a driveway provides off-road parking for two vehicles. To the rear, there is a beautifully landscaped garden featuring porcelain tiled patio area, raised borders with established bushes and shrubs and a garden pod - perfectly suited as a home office, bar, or entertaining space.

### The Location

Woodford Garden Village is a thoughtfully designed community in Woodford, Cheshire, blending modern living with rich history and abundant green spaces. Built on the former Woodford Aerodrome site. Residents benefit from amenities such as a primary school, local shops, the Aviator pub, and proximity to the Avro Heritage Museum. With excellent transport links to Manchester and the Peak District, Woodford Garden Village offers a harmonious blend of countryside charm and modern convenience.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - Yes

### Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin, Media and EE

Mobile providers- Mobile coverage at the property available

\*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\*Information provided by GOV.UK

Postcode: **SK7 1TB**

What 3 Words: **closes.goat.ample**

Council Tax Band: **B**

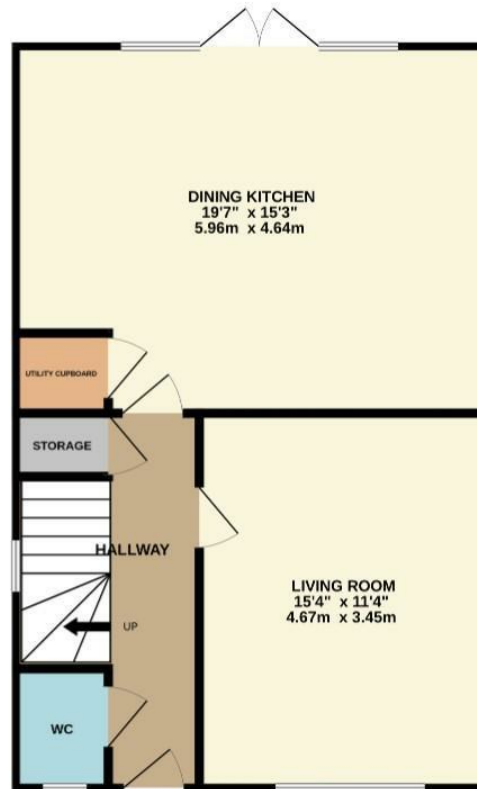
EPC Rating: **B**

Tenure: **Freehold**

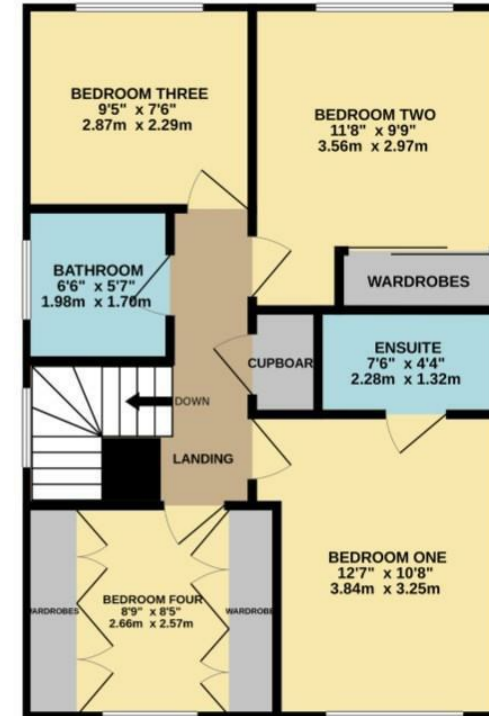
GARDEN ROOM  
121 sq.ft. (11.2 sq.m.) approx.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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