

29 Westwood Road
Stockport, SK2 7AU



mosley jarman



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£270,000

An exceptionally well presented and charming two double bedroom Victorian semi-detached home. Ideally located just a short walk from Woodsmoor Train Station and within the highly sought-after catchment area for Great Moor Primary School. This property is perfectly suited to families, professionals, or anyone looking for a character home in a convenient location. Beautifully maintained throughout, the property retains many original features and benefits from gas-fired central heating powered by a modern combination boiler. The ground floor includes; a welcoming living room with a traditional open fireplace, high ceilings, stained glass window, and coving. A separate dining room offers a stylish feature fireplace and original built-in storage, making it a great area for entertaining or every day use. A modern kitchen is fitted with a range of matching wall and base units, with space and plumbing for appliances, and provides direct access to the private rear garden. Upstairs, a central landing leads to two generously sized double bedrooms, both well-presented with large windows that flood the rooms with natural light. The family bathroom has been recently refurbished to an exceptional standard.



- An exceptionally well-presented and charming Victorian semi-detached home
- Two double bedrooms
- Beautifully maintained throughout, retaining many original features
- Ideally located just a short walk from Woodsmoor Train Station
- Situated within the highly sought-after catchment area for Great Moor Primary School
- Perfect for families, professionals, or anyone looking for a character-filled home
- West facing rear garden



The Grounds and Gardens

To the front of the property there is on road parking and a high hedge providing a good level of privacy. To the rear, the house enjoys a west-facing garden, providing an ideal spot for relaxing and entertaining with plenty of afternoon and evening sunlight.

The Location

Great Moor is a lively suburb in Stockport, Greater Manchester, offering a mix of suburban comfort and urban convenience. Situated just a short distance south of Stockport town centre, the area is well-connected, with regular bus routes and nearby railway stations providing easy access to Manchester and beyond. This accessibility, combined with a friendly community atmosphere, makes Great Moor a popular choice for families, professionals, and retirees.

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 - tbc

Freehold

Broadband providers - Openreach- FTTC - (Fibre to the Cabinet). 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 with all main providers. Some limited indoor coverage.

**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: **SK2 7AU**

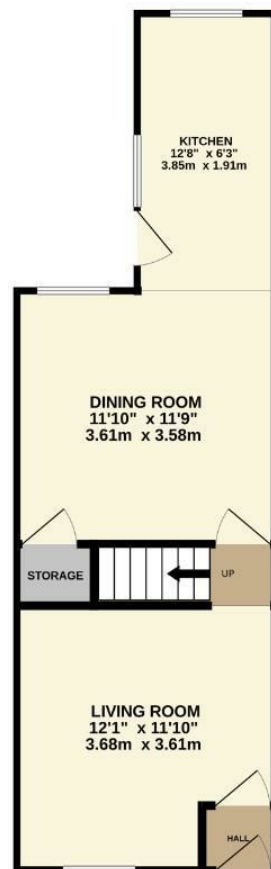
What 3 Words: **staple.hands.later**

Council Tax Band: **B**

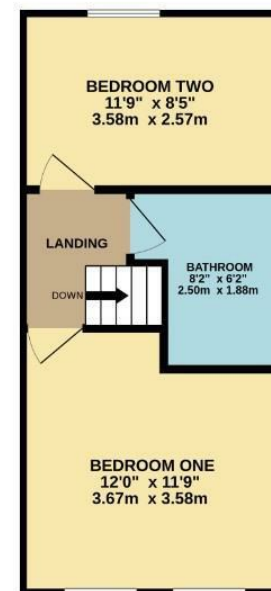
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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