

166 Moor Lane

Woodford, Cheshire, SK7 1PJ



mosley jarman



**166 Moor Lane, Woodford,
Cheshire, SK7 1PJ**

Asking Price £625,000

Enjoying a wonderful semi rural location in Woodford, with fields adjoining both the side and rear is a significantly extended family home boasting extensive 5 bedroom, 2 bathroom accommodation and a sizable rear garden. Positioned at the rear is a wonderful 'Orangery' style extension which seamlessly links the lounge and kitchen spaces to create a large open plan, flexible space.

Internally this extended family home offers generous accommodation comprising a useful porch opening to the hallway, with a large understairs store cupboard and a downstairs WC. To the front is a sizable bay fronted sitting room, whilst the lounge now opens through to the 'Orangery' extension which gives a very large family dining space and opens back through to an extensively fitted kitchen with breakfast bar and a host of appliances. In addition there is a separate utility to the rear of the integral garage which has a door out to the side.

To the first floor the versatile and generous rooms continue to impress with 5 bedrooms, the master of which features an en-suite shower room, whilst the family bathroom features a 4-piece-suite including a walk-in shower. The property has the further benefit of gas fired central heating with uPVC double glazing including a pressurised hot water system.

The large integrated garage has an electric roller door to the front, tiled floor, with an internal door to the hallway, and second door to the utility room.



- STUNNING WOODFORD LOCATION
- EXTENDED TO THE SIDE AND REAR
- 3 RECEPTION SPACES
- 5 GENEROUS BEDROOMS
- LARGE REAR GARDEN
- SIZABLE GARAGE



Grounds and Gardens

The property is fronted by a wide, gated driveway providing ample car parking in addition to the large integral garage. To the rear there are extensive, mature gardens which incorporate areas laid to lawn and a large paved patio adjacent to the rear of the house. At the end of the garden is a small nature pond, whilst there are 2 fish ponds with pumps and running water systems closer to the rear of the house.

Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramhall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and

Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

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)**

Planning - Application DC/095943 is ongoing and relates to the land to the rear and side of this dwelling.

Water Meter-TBC

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, EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers* (Outdoors). Limited coverage with EE & Three (Indoors).

* 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 1PJ**

What 3 Words: **quite.sulk.lush**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Freehold**

The floor plan shows a property with the following rooms and dimensions:

- ORANGERY EXTENSION:** 19'5" x 9'6" (5.92m x 2.89m)
- LOUNGE:** 12'4" x 12'3" (3.76m x 3.73m)
- SITTING ROOM:** 13'1" x 12'3" (3.98m x 3.73m)
- KITCHEN:** 14'6" x 8'9" (4.42m x 2.67m)
- UTILITY ROOM:** 7'2" x 5'8" (2.18m x 1.73m)
- GARAGE:** 17'2" x 12'10" (5.22m x 3.91m)
- Other areas:** STORE, HALL, UP (stairs), UPBOARD, and PORCH.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing are three bedrooms, each with an adjacent wardrobe: Bedroom 2 (15'0" x 12'4", 4.57m x 3.75m), Bedroom 3 (13'5" x 12'3", 4.09m x 3.73m), and Bedroom 4 (8'10" x 8'9", 2.68m x 2.67m). To the right of the landing are Bedroom 1 (14'4" x 12'8", 4.37m x 3.86m) and Bedroom 5 (8'9" x 8'1", 2.67m x 2.46m). A bathroom (8'8" x 8'1", 2.64m x 2.46m) is located near the landing, featuring a bathtub, toilet, and sink. An ensuite (8'7" x 4'2", 2.62m x 1.27m) is attached to Bedroom 5, containing a toilet and sink. The plan also includes a ring cupboard and various doorways throughout the rooms.

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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