

377 Chester Road

Woodford, Cheshire, SK7 1QQ



*mosley jarman*









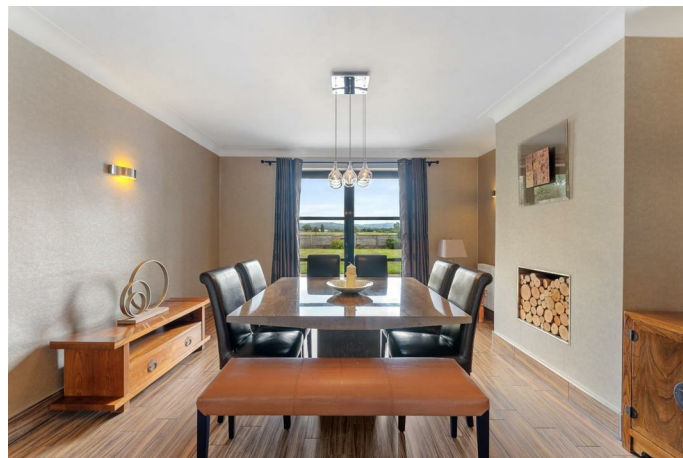
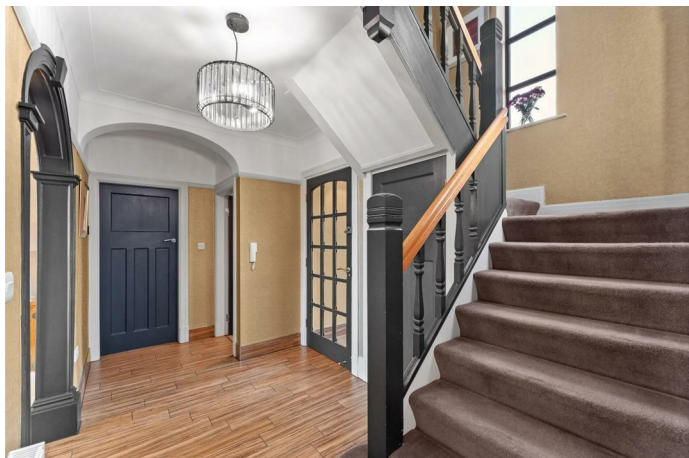
## 377 Chester Road, Woodford, Cheshire, SK7 1QQ

**£1,450,000**

A superbly presented, remodelled and extended five/ six bedroom, five bathroom detached family home situated on a generous plot in Woodford close to Bramhall village and within the school catchment area for Queensgate Primary School and Bramhall High School. The property is situated on a lovely plot with access via electric gates leading to a large driveway providing off road parking for several cars and integral garage (with electric roller door, lights, power and water). To the rear is a landscaped South facing garden with superb open aspect views over farmland towards the Derbyshire Hills.

Internally the house has been much improved in recent years with high quality fixtures and fittings throughout (including aluminium double glazed windows) and the accommodation includes; entrance porch, entrance hallway (with under stairs storage) and stylish shower room and WC, dining room (with French doors onto the garden), dual aspect living room (with French doors onto the garden), inglenook and Stovax contemporary log burner), living kitchen (with under floor heating, log burner and spacious living and dining areas. The kitchen is fitted with modern matching wall and base units, quartz work surfaces, integrated Neff appliances including induction hob, breakfast bar/ island and access to the garden and utility room.

To the first floor is a landing, dual aspect master bedroom (with stunning ensuite, under floor heating and walk in shower) and a dressing room, four further bedrooms, two with recently installed en-suites in addition to a contemporary bathroom.



- A remodelled and extended five bedroom detached family home
- Superbly presented with high quality fixtures and fittings throughout
- Large living kitchen
- Master bedroom with ensuite and dressing room
- school catchment area for Queensgate Primary School
- Southerly facing garden with with superb open aspect views over farmland and the Derbyshire Hills
- Utility room and integral garage
- Off road parking for several cars









### Grounds and Gardens

The property is situated on a sizable plot with access via electric gates leading to a large driveway providing off road parking for several cars and the integral garage (with electric roller door, lights, power and water). To the rear is a landscaped South facing garden with large lawn and paved patios, a sizable brick built garden store, and enjoys superb open aspect views over farmland towards White Nancy and the Derbyshire Hills.

### Location

Bramhall, which adjoins Woodford, 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.

### Important Information

Heating - Gas powered Central heating

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

Freehold

Broadband providers - Openreach- FTTP (Fibre to 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. (Some limited indoor and outdoor 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: **SK7 1QQ**

What 3 Words: **cove.timing.social**

Council Tax Band: **G**

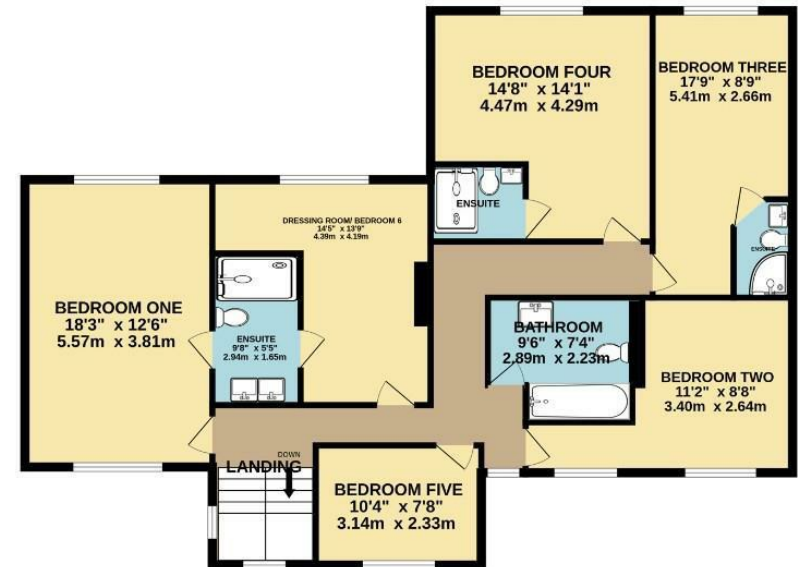
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
1387 sq.ft. (128.8 sq.m.) approx.



1ST FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 2632 sq.ft. (244.5 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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