

# 5 Irving Close

Woodsmoor, Stockport, SK2 7DX



*mosley jarman*





## 5 Irving Close, Woodsmoor, Stockport, SK2 7DX

**£450,000**

An immaculately presented and extended three-bedroom semi-detached family home, located in a quiet cul-de-sac just a short walk from Woodsmoor train station and within the catchment area for the highly regarded Great Moor School. This stunning home has been fully refurbished by the current owners to an exceptional standard throughout and offers spacious, modern living with a host of desirable features including UPVC double glazing, gas central heating, ample off-road parking, and a beautifully landscaped south-facing rear garden. The accommodation comprises; a welcoming entrance hallway (with a downstairs WC), a bright and spacious living room (featuring a bay window), and an impressive open-plan living kitchen (which is fitted with contemporary wall and base units, a range of integrated appliances, a sky lantern, and bi-fold doors opening out onto the rear garden — making it an ideal space for both everyday family living and entertaining). To the first floor there is a landing which leading to three bedrooms (all with fitted storage), a luxurious family bathroom (complete with a shower enclosure, separate bath, heated towel rail, and a stylish vanity unit). The property also benefits from a fully boarded loft which is carpeted and has 2 velux windows. In addition the property is offered for sale with NO ONWARDS CHAIN.



- An immaculately presented and extended semi-detached family home
- Three bedrooms
- Stunning open plan living kitchen
- Walking distance of Woodsmoor train station and local amenities
- Catchment area for Great Moor Primary School
- High quality fittings and fixtures throughout
- Off road parking
- Sought after location
- Cul-de-sac
- NO CHAIN





### The Grounds and Gardens

To the front of the property features a driveway providing off-road parking for two vehicles. To the rear, the private south-facing garden is beautifully landscaped and mainly laid to lawn, with mature shrubs, trees, and planted borders.

### The Location

Woodsmoor is a charming and verdant suburb situated within the Metropolitan Borough of Stockport, Greater Manchester, England. Known for its leafy streets and tranquil atmosphere, Woodsmoor offers a perfect blend of suburban serenity and convenient urban access. The area is characterized by its mix of attractive, well-maintained properties ranging from Victorian and Edwardian homes to modern builds, catering to a diverse population. Mature trees and well-kept gardens contribute to the scenic beauty, making it a desirable location for families, professionals, and retirees alike. Transportation in Woodsmoor is convenient, with the Woodsmoor railway station providing regular services to Manchester, Stockport, and other nearby destinations, making it an ideal location for commuters. Additionally, the area is well-connected by a network of bus routes and is a short drive from major motorways like the M60, enhancing its accessibility.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

Water Meter - No

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, EE, and Three.

Mobile providers- Mobile coverage at the property available with all main providers\*. 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 7DX**

What 3 Words: **marble.posts.mirror**

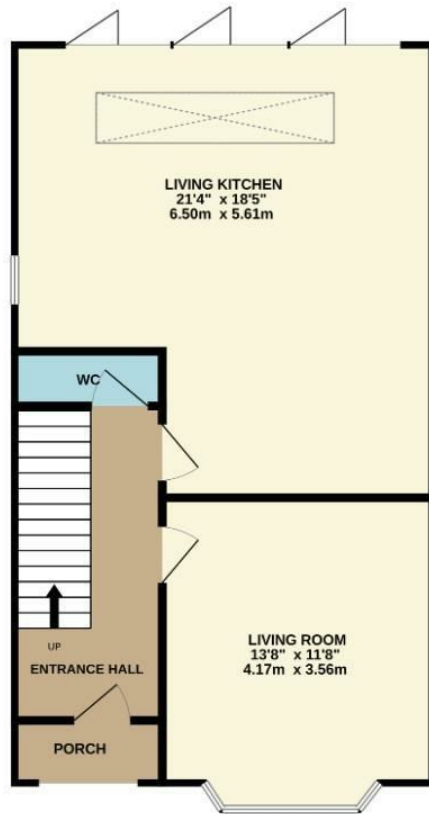
Council Tax Band: **C**

EPC Rating: **C**

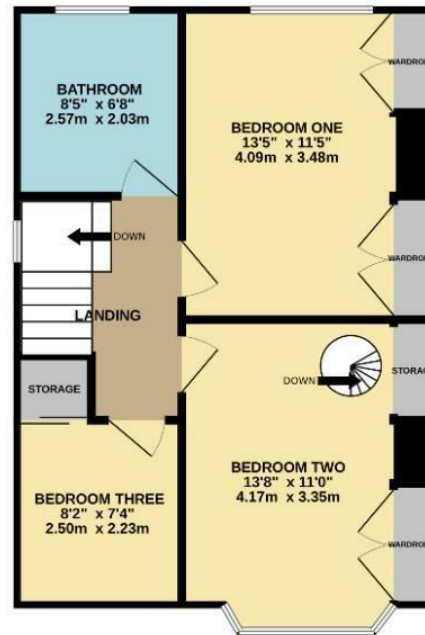
Tenure: **Freehold**



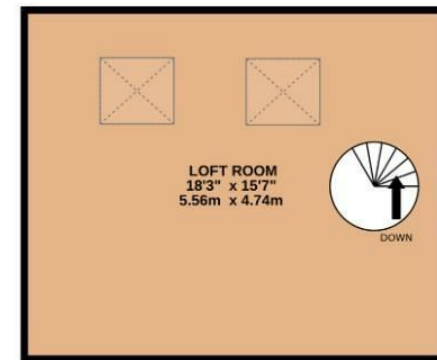
GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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