

12 Richards Street
Woodford, Cheshire, SK7 1AT



mosley jarman



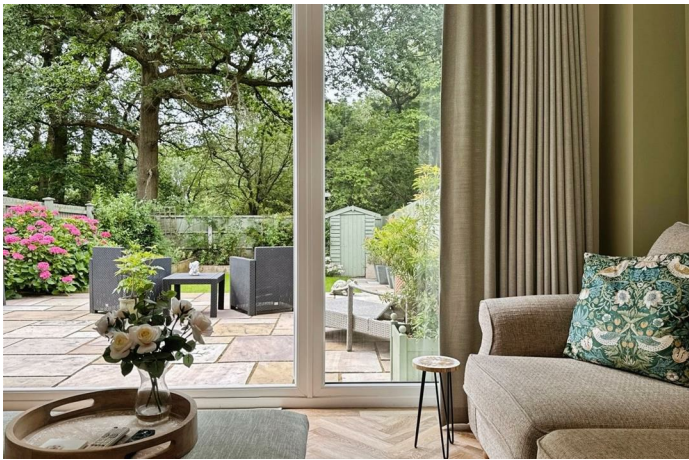
12 Richards Street, Woodford, Cheshire, SK7 1AT

Offers Over £475,000

A beautifully presented and spacious four bedroom, two bathroom family home situated within the popular Woodford Garden Village development and within the school catchment area for Queensgate Primary School. The property benefits from off road parking for two cars, UPVC double glazing, gas fired central heating, electric car charging port and a private and well established South-west facing garden. The accommodation includes; an entrance hallway (with downstairs wc and utility cupboard), dining kitchen (fitted with stylish matching wall and base units, integrated AEG appliances and space for dining) and a living room (with direct access to the rear garden via French doors). To the first floor is a landing proving access to three good sized bedrooms (the back bedrooms also enjoying open views to the rear over the farmland) and a stylish family bathroom. To the second floor is a landing (with storage and access to eaves storage) and a master bedroom suite (with fitted wardrobes and contemporary ensuite shower room).



- A beautifully presented and spacious family home
- Accommodation arranged over three levels
- Open views to the rear over farmland
- Two private parking spaces to the front
- South facing garden
- Four double bedrooms
- Two bathroom (one ensuite)
- Sought after Woodford Village Garden location
- School catchment for Queensgate Primary School and
- NO ONWARDS CHAIN



The Grounds and Gardens

At the front of the property, a driveway offers off-road parking for two vehicles and includes the added benefit of an electric car charging port. To the rear, a beautifully landscaped south-facing garden provides a high level of privacy and enjoys scenic views over open farmland.

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 Open Reach and Virgin Media.

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: **SK7 1AT**

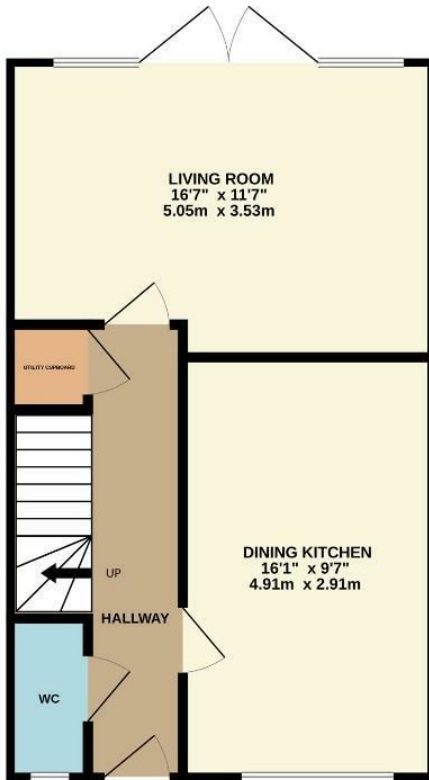
What 3 Words: **retail.legend.topic**

Council Tax Band: **E**

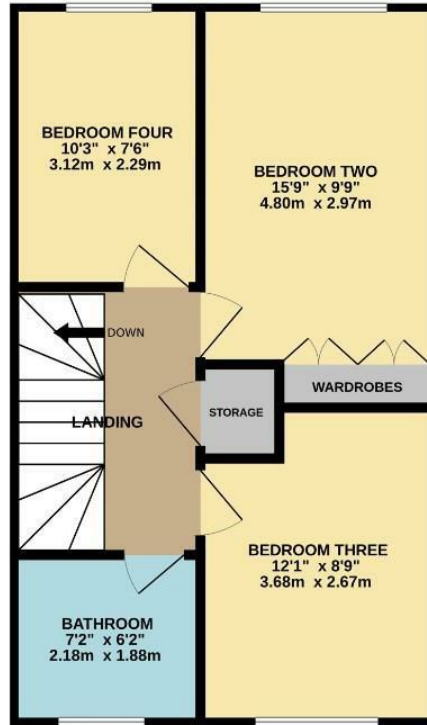
EPC Rating: **A**

Tenure: **Freehold**

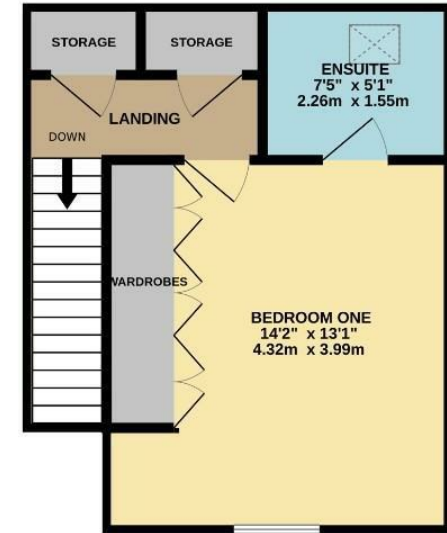
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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