

55 Verdon Roe Avenue

Woodford, Cheshire, SK7 1SR



mosley jarman



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Guide Price £650,000

Situated on the highly sought after Woodford Garden Village development and enjoying a particularly pleasing position set back from the avenue is this superbly presented modern detached family home including 4 bedrooms, 2 bathrooms, open plan living, lovely gardens with garden 'office' and a detached brick-built garage.

Verdon Roe Avenue forms part of the high acclaimed Woodford Garden Village development constructed by Redrow homes and this particular property enjoys a highly enviable location set back from the road with a larger than average front garden. Internally this superbly presented home was constructed in 2020 and has been much improved and well maintained. The hallway includes vinyl flooring and a downstairs WC, whilst the principle lounge is over 16" in length with a feature fireplace. The heart of the home is an open plan living dining kitchen set at the rear of the house and enjoying double doors to the rear garden. The most attractive kitchen has an extensive range of kitchen units with built in appliances and a superb central island unit. The kitchen area also benefits from a separate utility room.

To the first floor there are 4 generous bedrooms, the master of which features a fully tiled en-suite shower room in addition the main bedroom and guest bedroom are both fitted with built in wardrobes. Bedrooms 2, 3 and 4 are served by a well-appointed family bathroom fitted with a 3-piece-suite. The property benefits from uPVC double glazing and gas fired central heating run on an economic system including a pressurised hot water cylinder.



- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING AND DETACHED GARAGE
- SET BACK FROM THE AVENUE
- SPACIOUS 16FT LOUNGE
- 4 BEDROOMS AND 2 BATHROOMS
- OPEN PLAN LIVING/ DINING/ KITCHEN
- GARDEN 'OFFICE'
- UTILITY ROOM AND DOWN STAIRS WC



Grounds and Gardens

The property is superbly positioned in the corner of a small cul de sac set back from Verdon Roe Avenue. This gives it a generous garden frontage and ample parking with a private driveway which extends down the side and leads to a detached garage. The rear garden is landscaped with paved pathways, a mature central lawn and well stocked borders. Set behind the detached garage is a superb 'garden office' with power and lighting.

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

There is an Estate Service charge of £152.46/ 6 months

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 1SR**

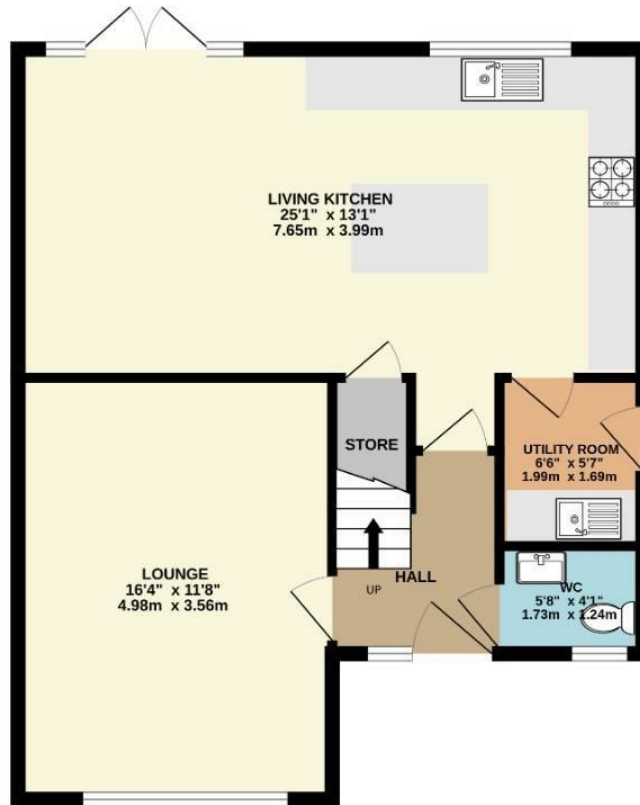
What 3 Words: **boom.tuck.modes**

Council Tax Band: **E**

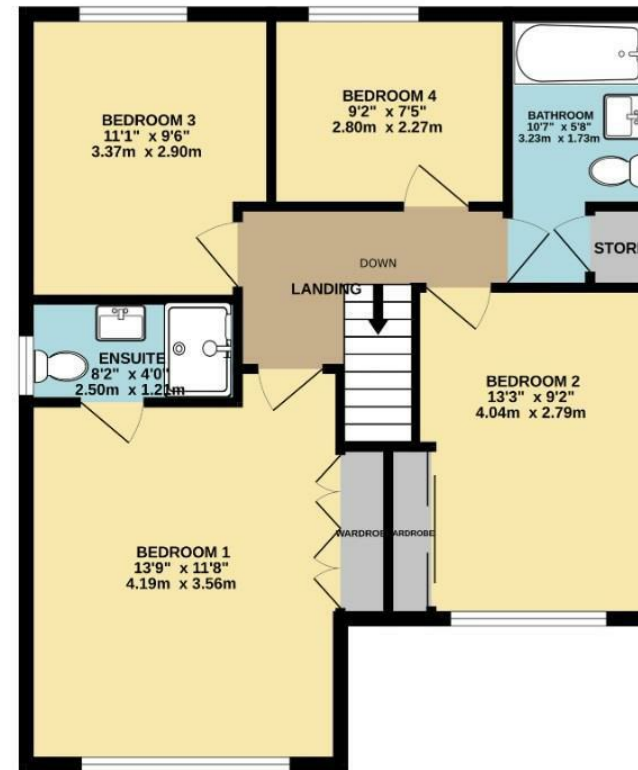
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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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