

**71 Lancastrian Way**  
Woodford, Cheshire, SK7 1SA



*mosley jarman*









## 71 Lancastrian Way, Woodford, Cheshire, SK7 1SA

**£700,000**

A stunningly presented and cleverly extended family home in a prime position within close proximity of Woodford Primary School. Enjoying a wonderful open plan kitchen/ dining/ family space into the new extension at the rear, the property also has a separate lounge and perfectly balanced 4 bedroom, 2 bathroom accommodation, as well as an enclosed rear garden and integrated garage.

Accessed via the driveway frontage, the accommodation comprises a spacious hallway with understairs storage, an attractive bay fronted lounge with a feature fire place and decorative low level wall panel detailing whilst to the rear is the fabulous open plan kitchen/ diner which now opens into the family room extension overlooking the rear garden. The kitchen area is fitted with a fantastic range of floor and wall units with an integrated double oven, gas hob, fridge/ freezer and dishwasher, whilst the family room extension is flooded with natural light with its triple aspect windows and sliding doors opening to the rear garden. Off the dining area is a separate utility room with a door out to the garden and internal door leading to a down stairs WC.

On the first floor the landing leads to 4 well proportioned bedrooms, with an en-suite to bedroom 1 which, along with bedroom 2 also enjoys an attractive range of built in wardrobes. The family bathroom houses an attractive 3 piece suite including a bath with shower above.

- EXTENDED FAMILY HOME
- SEPARATE LOUNGE
- CLOSE TO WOODFORD PRIMARY SCHOOL
- DRIVEWAY AND INTEGRATED GARAGE
- OPEN PLAN KITCHEN./ DINING/ FAMILY SPACE
- 4 BEDROOMS AND 2 BATHROOMS
- FRONT AND REAR GARDENS
- IMMACULATELY PRESENTED









## Grounds and Gardens

There is a neat garden and driveway frontage bordered by a hedge to the side. Down one side of the house is gated access to the rear garden which has patio areas adjacent to the rear of the house, a sizable lawn, and a further raised patio in the rear corner.

## 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 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 - No

Freehold - £300 maintenance fee (Per Annum)

Broadband providers - Openreach- (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 & Three\*

Mobile providers- Mobile coverage at the property available with all main providers\* (Outdoors). Limited coverage (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.

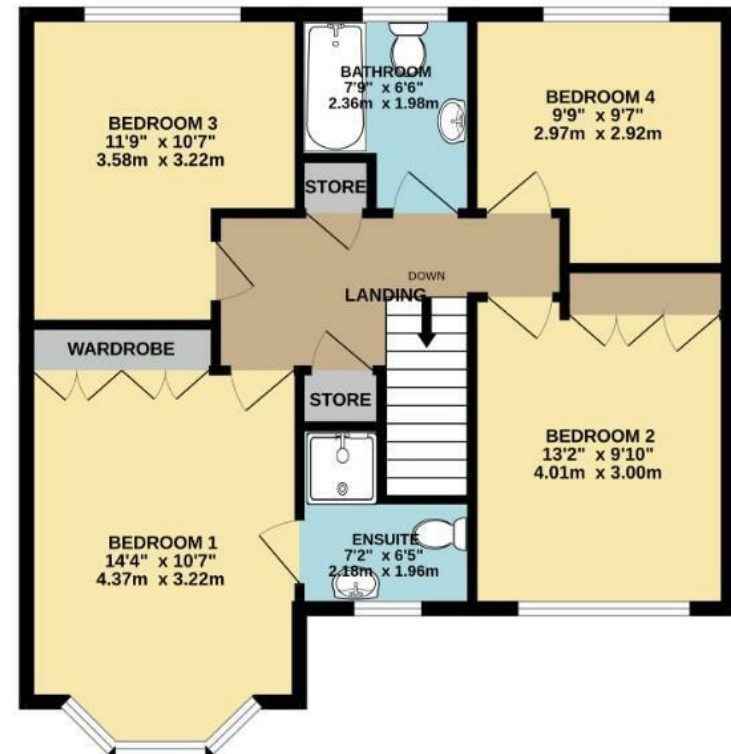
\*\* Information provided by GOV.UK

Postcode:	SK7 1SA
What 3 Words:	barks.print.trees
Council Tax Band:	F
EPC Rating:	B
Tenure:	Freehold

GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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