

# 31 Hangar Crescent

Woodford, Cheshire, SK7 1GF



*mosley jarman*





## 31 Hangar Crescent, Woodford, Cheshire, SK7 1GF

**Guide Price £525,000**

An extremely well presented and spacious four double bedroom, three-bathroom end town house located on the highly sought after Woodford Garden Village development, within close proximity to Woodford Primary school. This beautiful family home offers breathtaking countryside views from the balcony and exceptional living space boasting over 1500 square foot, in a peaceful setting while remaining close to Bramhall, Poynton and major transport links the A555 and A34.

There is ample off road parking as well as an integrated storage garage to the front of the property, while at the rear there is an attractive enclosed garden. The accommodation is arranged over three floors and includes; a spacious entrance hallway with access to a utility garage, downstairs wc and pantry storage, modern open plan kitchen/diner (fitted with matching wall and base units, a range of fitted appliances including a Miele Pyrolytic oven, space for living and access to the rear garden).

To the first floor you will find a spacious living room which benefits from a balcony with beautiful views, storage cupboard and the master bedroom which boasts floor to ceiling fitted wardrobes and a modern en-suite with waterfall shower.

To the second floor there are a further three double bedrooms (bedroom 3 benefits from a further en-suite and fitted wardrobes) a family bathroom and a further storage cupboard. With an abundance of storage throughout, this home is designed for both style and practicality. Walking distance to local amenities, train stations (Bramhall & Poynton), green spaces, and excellent schools, it offers the best of both worlds - peaceful surroundings with everything you need close by.

- 4 DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS FROM THE BALCONY
- LANDSCAPED REAR GARDEN
- SPACIOUS KITCHEN/ DINER
- END TOWNHOUSE
- 3 BATHROOMS
- DRIVEWAY AND STORAGE GARAGE
- UTILITY GARAGE





### Grounds and Gardens

To the front of the property there is a driveway providing off road parking, integral storage garage and a shared bin store. To the rear there is a well maintained garden (with patio area, lawn and gated rear access).

### 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 - Yes

Freehold - £260 ground rent (Per Annum)

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 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 1GF

What 3 Words: coach.energy.friday

Council Tax Band: E

EPC Rating: B

Tenure: Freehold

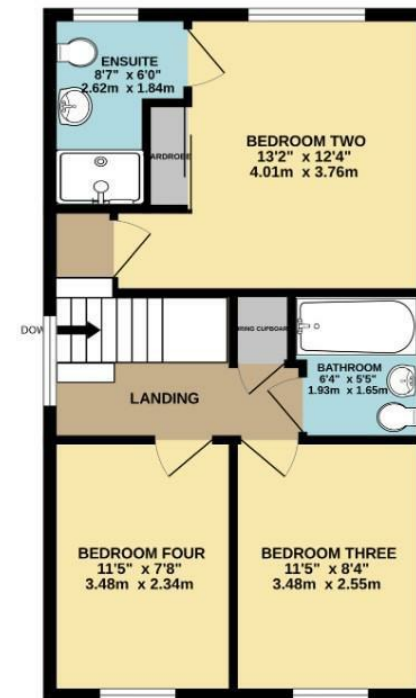
GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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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