

**8 Palmer Avenue**  
Woodford, Cheshire, SK7 1TF



*mosley jarman*

WILFRID





## 8 Palmer Avenue, Woodford, Cheshire, SK7 1TF

**£685,000**

An immaculately presented and stylish four-bedroom, two-bathroom detached family home, forming part of the sought-after Woodford Gardens development and located in a desirable cul de sac position. The property offers a range of contemporary features and enjoys particularly generous reception space, ample off-road parking, an EV charging point, a detached garage, a detached office 'pod' and a beautiful garden.

The accommodation comprises; an entrance hallway, a downstairs WC and storage cupboard, a spacious dual-aspect living room and a stunning open-plan dining kitchen (fitted with soft-closing contemporary matching wall and base units with 'quartz' work surfaces and integrated appliances including; AEG oven, hob, microwave and dishwasher, fridge and freezer and French doors opening onto the garden). There is also a separate utility room (with storage and plumbing for a washer/dryer and door to the driveway).

To the first floor there is a landing (with loft access and storage cupboard) that leads to the master bedroom (which benefits from attractive fitted wardrobes and a modern en-suite shower room). Bedroom two benefits from further fitted wardrobes, bedroom three has dual aspect windows whilst bedroom four overlooks the garden.



- BEAUTIFULLY PRESENTED FAMILY HOME
- 2 LARGE RECEPTION SPACES
- 4 GENEROUS BEDROOMS
- 2 BATHROOMS
- GARDEN OFFICE 'POD'
- DRIVEWAY AND DETACHED GARAGE
- ATTRACTIVE ENCLOSED GARDEN
- LOTS OF UPGRADES!





### Grounds and Gardens

The main garden is fully enclosed and set to the side of the property, being accessed from the kitchen/ diner. A large paved patio sits adjacent to the house, beyond which is a sizable lawn. Tucked away behind the garage is the fantastic office pod, fully insulated with power and lighting, a window to the rear and French doors opening to the garden. Set behind the property is the driveway which provides off road parking for 2 vehicles and access to the sizable detached garage.

### Location

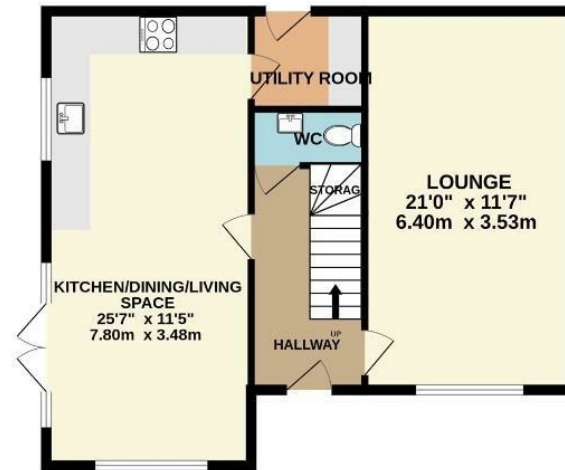
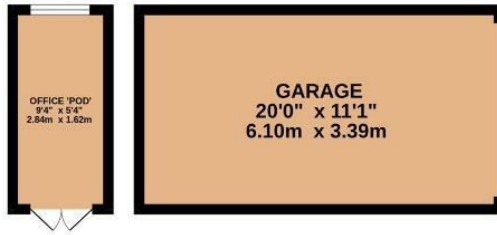
Woodford Garden Village is a thoughtfully designed community in Woodford, Cheshire, blending modern living with rich history and abundant green spaces. Built on the former Woodford Aerodrome site. Residents benefit from amenities such as a primary school, local shops, the Aviator pub, and proximity to 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

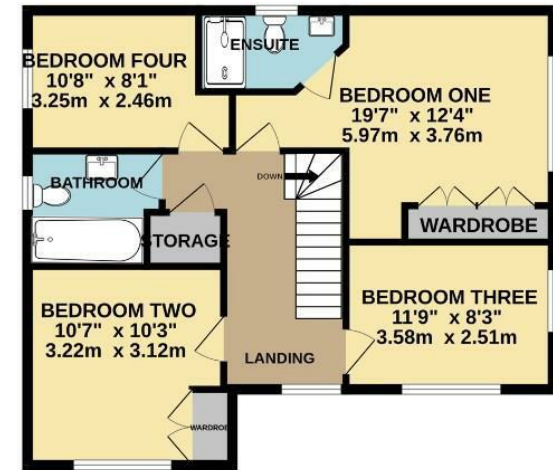
Heating - Gas central heating (radiators)  
Mains - Gas, Electric, waters and drains  
Property Construction- Brick built with tiled roof  
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter - YES  
Freehold - there is an estate charge of approx £300/ annum  
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 and EE  
Mobile providers- Mobile coverage at the property available  
\*\*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 1TF**  
What 3 Words: **risky.hedge.love**  
Council Tax Band: **E**  
EPC Rating: **B**  
Tenure: **Freehold**

GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 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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