

102 Charlestown Road East  
Woodsmoor, Stockport, SK2 7DZ



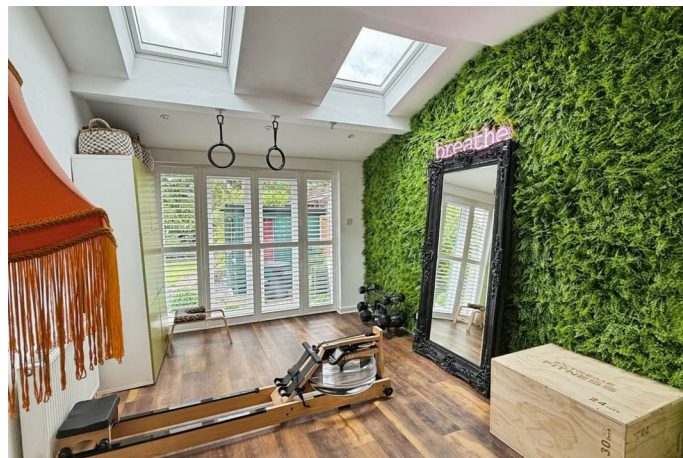
*mosley jarman*



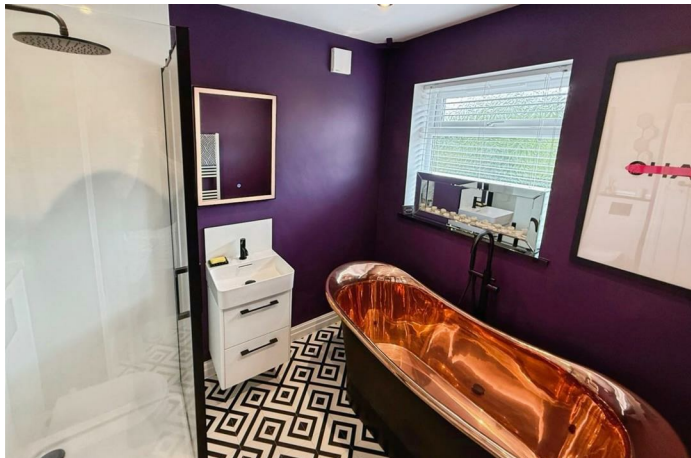
## 102 Charlestown Road East, Woodsmoor, Stockport, SK2 7DZ

**Offers Over £500,000**

A stylishly presented and thoughtfully extended three-bedroom detached family home, ideally positioned in a highly sought-after residential area close to Woodsmoor train station and within the catchment area for the well-regarded Great Moor Primary School. This stunning home has been finished to an exceptionally high standard, showcasing premium fixtures and fittings throughout. The spacious accommodation is further complemented by UPVC double glazing and gas central heating powered by a modern combination boiler. The accommodation includes; an entrance hallway (with handy downstairs storage), living room (which features a charming bay window fitted with shutters, offering both style and a good degree of privacy), dining room (enjoys French doors that open directly onto the rear garden, perfect for entertaining or summer dining, while shutters and a Velux window allow natural light to pour in throughout the day) and a modern (with a range of matching wall and base units, ample workspace and space for essential appliances). The first-floor landing provides access to three bedrooms. The standout feature of this level is the beautifully designed family bathroom, which combines character and luxury. It boasts a striking copper bath as its centrepiece, a separate shower enclosure, a stylish vanity sink unit, and a heated towel rail.



- A stylishly presented and extended three bedroom detached family home
- Close to Woodsmoor train station
- UPVC double glazing and gas fired central heating
- Off road parking for several cars
- Garden room fully equipped with lighting and power
- Located in a highly sought-after residential area
- Within the catchment for the well-regarded Great Moor Primary School
- High quality fixtures and fittings throughout
- Private south facing garden
- Detached garage



### The Grounds & Gardens

To the front of the property, there is a driveway providing off-road parking for several cars, along with a tall hedge offering a good level of privacy. A secure side gate provides access to the rear garden. At the back, the generous garden is mainly laid to lawn and complemented by mature bushes, shrubs, and trees. The space is very private and benefits from a south-facing aspect as well as a detached garage and outbuilding with light and power.

### The Location

Woodsmoor is a charming and verdant suburb situated within the Metropolitan Borough of Stockport, Greater Manchester, England. Known for its leafy streets and tranquil atmosphere, Woodsmoor offers a perfect blend of suburban serenity and convenient urban access. The area is characterized by its mix of attractive, well-maintained properties ranging from Victorian and Edwardian homes to modern builds, catering to a diverse population. Mature trees and well-kept gardens contribute to the scenic beauty, making it a desirable location for families, professionals, and retirees alike. Transportation in Woodsmoor is convenient, with the Woodsmoor railway station providing

regular services to Manchester, Stockport, and other nearby destinations, making it an ideal location for commuters. Additionally, the area is well-connected by a network of bus routes and is a short drive from major motorways like the M60, enhancing its accessibility.

### 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- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Openreach, Virgin Media and Brsk.

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: **SK2 7DZ**

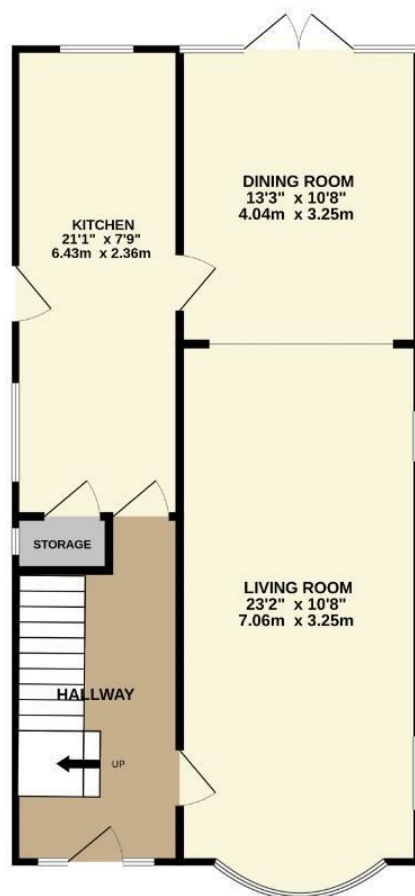
What 3 Words: **storms.bright.cheeks**

Council Tax Band: **D**

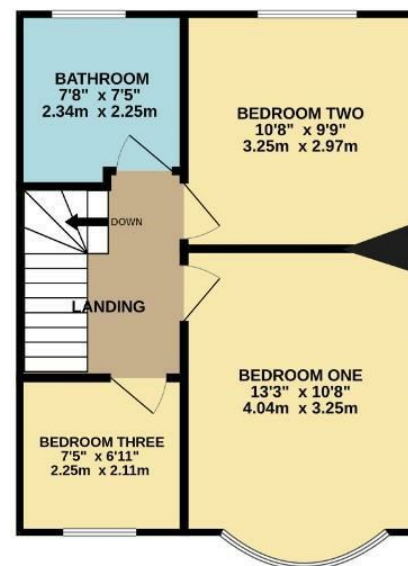
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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