

30 Bridle Road

Woodford, Cheshire, SK7 1QJ



mosley jarman





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£700,000

A simply stunning and deceptively spacious detached family home situated on this hugely desirable and quiet road in Woodford, ideally located close to Woodford Primary school and within easy reach of Bramhall village. The property has been extensively renovated to a very high specification, and as such offers 'move in' accommodation, whilst also boasting ample off road parking, a large garage and great sized rear garden.

The property comprises a spacious entrance hallway with recessed ceiling lighting, access to an understairs utility cupboard and down stairs WC and glazed double doors opening to the lounge. Situated at the front, with dual aspect windows, this modern space features hidden ceiling lighting and a wonderful contemporary, glass fronted, wall mounted electric fire. Positioned over looking the garden, the modern fitted kitchen houses a full complement of integrated Neff and Bosch appliances and has a door out to the side as well as the internal door through to the separate dining room. The dining room has internal glazed bi-folding doors which open to the lovely conservatory which enjoys elevated views over the rear garden.

On the first floor the landing leads to four well proportioned bedrooms, three of which have attractive built in wardrobes, and the spectacular family bathroom with its freestanding bath and separate walk in shower enclosure.



- STUNNING SEMI RURAL LOCATION
- 3 RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- 4 GENEROUS BEDROOMS
- HIGH SPECIFICATION FINISH THROUGHOUT
- DRIVEWAY AND DOUBLE GARAGE





Grounds and Gardens

To the front of the property is driveway and garden frontage bordered by a neat front hedge which provides ample off road parking and access to the attached garage. To the rear is a beautiful, landscaped rear garden with a large paved terraced adjacent to the conservatory and steps down to a second paved patio and the lawn beyond. The large lawn has well stocked beds and borders to the sides and a meandering path to a second garden space towards the rear which has another sizable lawn and a raised patio in the far corner.

Location

The property is situated in a sought after semi-rural location which is conveniently located within a short drive of Bramhall, Wilmslow, Poynton, Prestbury and Alderley Edge and there is nearby access to the A555, local motorway network and Manchester Airport. Bramhall 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. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of



peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Additional 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 - TBC

Freehold

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 EE. 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 1QJ**

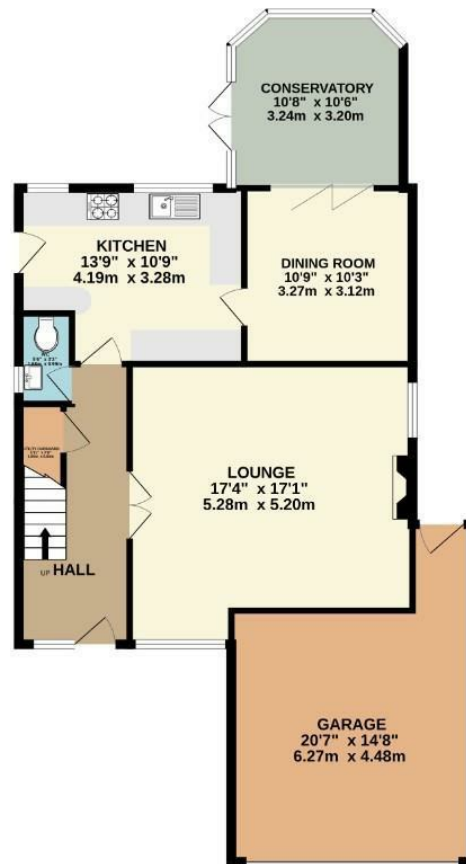
What 3 Words: **spices.alert.moss**

Council Tax Band: **F**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA - 1612 sq.ft. (149.7 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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