

1 Moor Lane

Woodford, Cheshire, SK7 1PW



mosley jarman



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Offers Over £1,000,000

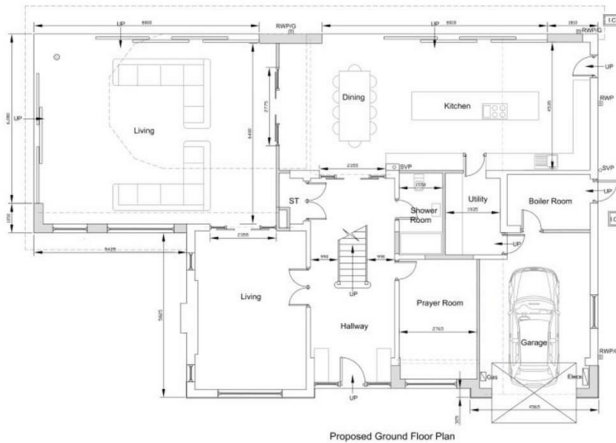
A very exciting opportunity to acquire this renovation project with Planning Permission approved to develop this existing home into a very substantial dwelling in a hugely desirable semi rural location. Planning Reference DC/098523. Enjoying a large plot, with beautiful gardens, this home will also appeal to those looking for a well proportioned family home to make their own. Offered to the market chain free, this spacious and substantially extended five bedroom, three bathroom, 1930's detached family home standing within a magnificent plot which extends to over 0.5 of an acre and is within a short drive of Bramhall, Poynton and Wilmslow centres.

There is well proportioned accommodation which extends to over 3100 square feet and includes an enclosed porch, large hall (with turning staircase), downstairs shower room, living room (24'3 x 12'11 with dual aspect windows, bay to rear, open fire and decorative ceiling), dining room, living kitchen (with ample space for dining, cooking and lounging making the perfect entertaining/family space. Fitted with Oak units, island and integrated appliances), pantry, utility room and a conservatory.

A spacious landing provides access to three double bedrooms, a bathroom and a separate w.c. A further study landing leads to a generous master bedroom suite (with luxurious en-suite bathroom and adjoining box room) and a fifth bedroom with shower and w.c facilities.

To the side and rear there are stunning, private, mature, southerly and westerly facing gardens, which are not overlooked and adjoin neighbouring gardens. Mainly laid to lawn with paved patio, trees, pond, beech hedge, green house and a timber shed.

- PLANNING DC/098523 APPROVED FOR SIGNIFICANT EXTENSION
- WONDERFUL GARDEN PLOT OVER 0.5 ACRE
- LARGE DRIVEWAY FRONTAGE
- 3 RECEPTION SPACES
- 3 BATHROOMS
- WONDERFUL SEMI RURAL LOCATION
- EASY ACCESS TO BRAMHALL, POYNTON AND WILMSLOW
- CHAIN FREE SALE

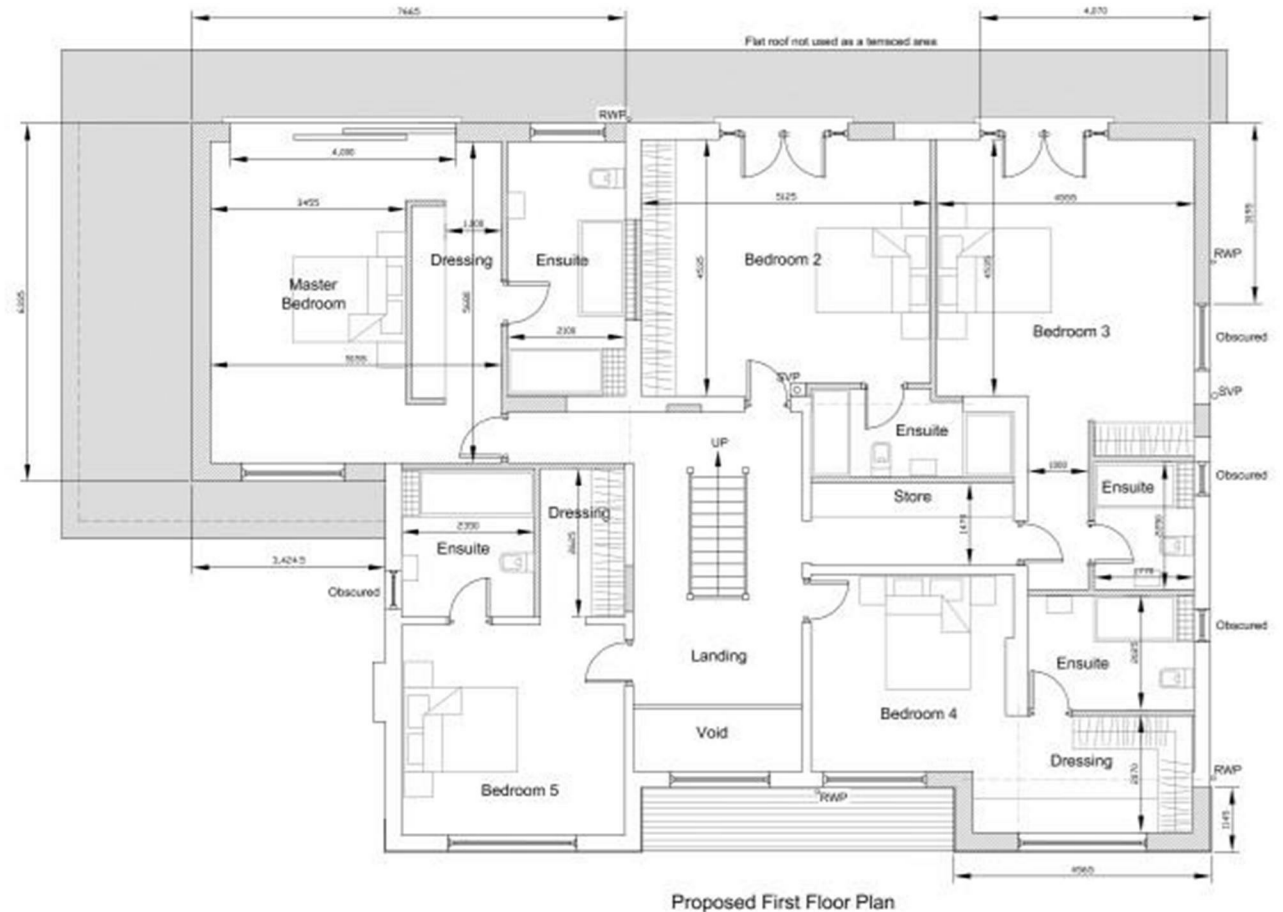


Grounds and Gardens

To the side and rear there are stunning, private, mature, southerly and westerly facing gardens, which are not overlooked and adjoin neighbouring gardens. Mainly laid to lawn with paved patio, trees, pond, beech hedge, green house and a timber shed.

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



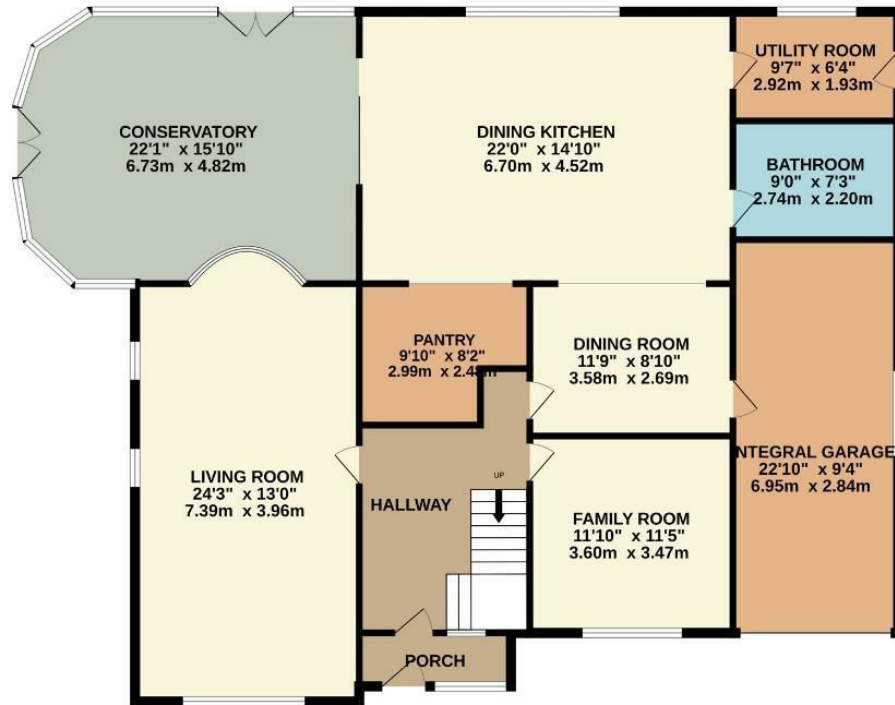
Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

Heating - Gas fired central heating
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- FTTC (Fibre to Cabinet) - FFTP (Fibre to the Premises) - available to order. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three
Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).
**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
If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK7 1PW**
What 3 Words: **hurray.lamp.gold**
Council Tax Band: **G**
EPC Rating: **E**
Tenure: **Freehold**

GROUND FLOOR
1768 sq.ft. (164.3 sq.m.) approx.



1ST FLOOR
1438 sq.ft. (133.6 sq.m.) approx.



TOTAL FLOOR AREA : 3206 sq.ft. (297.9 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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