

18 Orrell Crescent

Woodford, Cheshire, SK7 1GU



*mosley jarman*





## 18 Orrell Crescent, Woodford, Cheshire, SK7 1GU

**£975,000**

A significantly enhanced and EXTENDED Sunningdale Model Redrow family home giving an ultra high spec property providing luxury living at its best. Beautifully designed and meticulously maintained, it has the huge bonus of being CHAIN FREE.

The property boasts four spacious double bedrooms and three well-appointed bathrooms, along with a convenient downstairs cloakroom. The versatile layout includes three generous reception rooms, providing ample space for both formal entertaining and relaxed family living. A highlight of the home is the extended open-plan kitchen, dining and living area – the true heart of the house – completed in 2024 with top of the range CFP cabinetry and Quartz Calacatta worktops. This impressive space features integrated Siemens appliances, including a full-size fridge/freezer, two double ovens with grills, a built-in microwave, a wine fridge, and a built-in coffee machine. A sleek Bora induction hob with integrated extractor, Quooker boiling and filtered water tap, and a full-size pull-out larder add both function and flair. The breakfast bar with feature pendant lighting (to remain) completes this stunning contemporary kitchen.

Inside, the home is finished to an exceptional standard, with LVT flooring to the hall, kitchen, and snug, and elegant soft-close cabinetry throughout. The home is future-ready with Cat6 cabling for HD streaming in the living room, kitchen, master bedroom, and snug, allowing access to Sky, Amazon, and PlayStation without the need for separate devices. A wall-mounted IT cabinet houses a Sonos amp, connecting to six Sonance ceiling speakers in the kitchen for immersive sound. In addition a stylish lantern roof floods the living space with natural light.

On the first floor the spacious landing leads to the 4 beautifully proportioned bedrooms, 2 of which enjoy en-suite facilities in addition to the stylish family bathroom.

- SIGNIFICANTLY UPGRADED DETACHED HOME
- HUGE EXTENDED KITCHEN/ DINING/ LIVING SPACE
- INTEGRATED SONANCE CEILING SPEAKERS
- LANDSCAPED REAR GARDEN
- 4 BEDROOMS AND 3 BATHROOMS
- CAT6 CABLING FOR HD STREAMING
- CFP KITCHEN CABINETS WITH QUARTZ CALCATTA WORKTOPS
- CHAIN FREE SALE





### Grounds and Gardens

Triple-track sliding doors open seamlessly onto the landscaped rear garden, where porcelain tiles flow from the interior to the exterior, enhancing the indoor-outdoor lifestyle. The garden itself is low-maintenance, with artificial grass, a raised decking area with ambient lighting surrounding it is ideal for barbecues and social gatherings giving and ample space to relax in the sun and into the evenings.

### 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 - 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 Virgin, Media and EE

Mobile providers- Mobile coverage at the property available

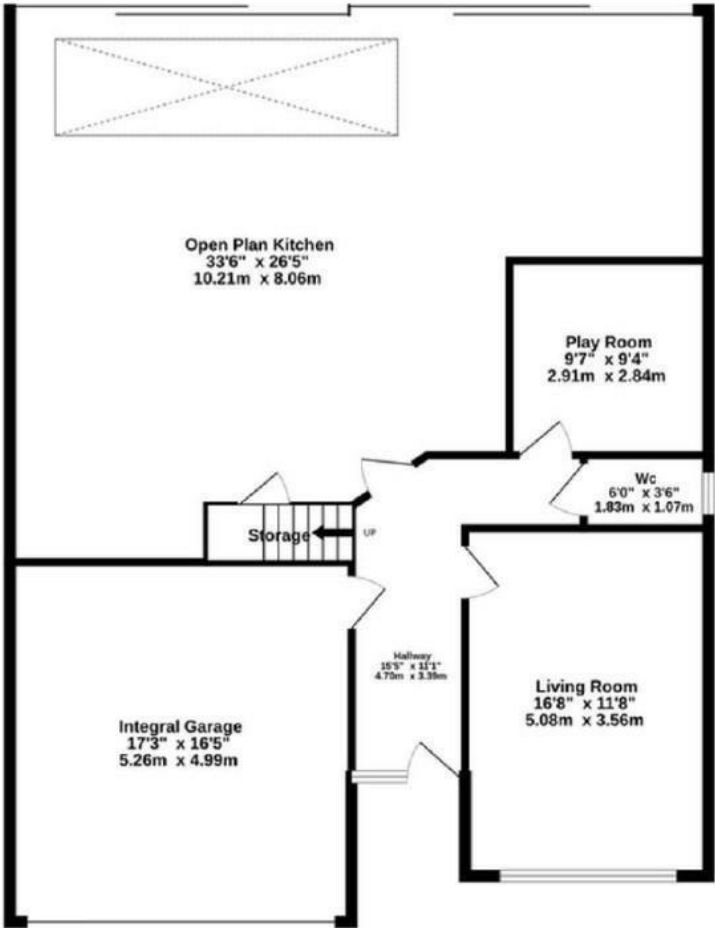
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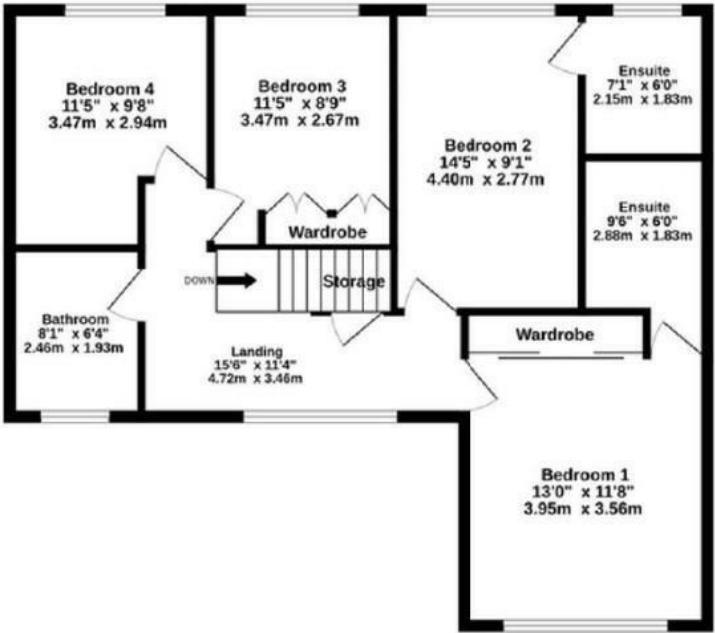
|                   |                 |
|-------------------|-----------------|
| Postcode:         | SK7 1GU         |
| What 3 Words:     | late.aims.voice |
| Council Tax Band: | F               |
| EPC Rating:       | B               |
| Tenure:           | Freehold        |

Floorplan for 4 bedroom detached house for sale

Ground Floor  
1400 sq.ft. (130.0 sq.m.) approx.



1st Floor  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 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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