

45 Avro Crescent

Woodford, Cheshire, SK7 1SB

FOR SALE
M
mosley jarman
BRAMHALL
0161 439 5658
www.mosleyjarman.co.uk

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45 Avro Crescent, Woodford, Cheshire, SK7 1SB

Offers Over £610,000

Video Tour Available- A superbly presented and spacious four-bedroom, two-bathroom Oxford design detached family home situated on the Woodford Garden Village development close to the centres of Bramhall and Wilmslow and within the school catchment area for Woodford Primary School (opened by The Laurus Trust in September 2022), Queensgate Primary School and Bramhall High School. The property benefits from UPVC double glazing and gas fired central heating (run by a pressurised cylinder), off road parking for two cars, integral garage and landscaped gardens. The accommodation includes; entrance hallway (with under stairs storage), living room (with bay window and plantation shutters), dining kitchen (fitted with contemporary matching wall and base units, integrated AEG and Smeg appliances, Quartz work surfaces, dining area storage cupboard and sliding doors onto the garden), utility room (with access to garden) and down stairs wc. To the first floor is a landing (with airing cupboard, boiler cupboard and loft access), master bedroom (with bay window and fitted wardrobes), stylish ensuite shower room, three further bedrooms (two with fitted wardrobes) and an elegant family bathroom.



- Four bedroom oxford design family home
- Catchment area for desirable local schools
- Utility room and down stairs wc
- Garage
- Contemporary dining kitchen
- Situated on the Woodford Garden Village development
- Two bathrooms
- Off road parking for two cars
- Superbly presented throughout
- Leasehold- 999 year lease from 2016



The Grounds & Gardens

To the front of the property is a driveway which provides off road parking for two cars and leads to the garage (with up and over door, lights and power). To the rear of the house is a landscaped garden (with lawn and large decked terrace- perfect for entertaining).

The Location

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 central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk -High Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- Not present at property

Leasehold- 999 year lease from 2016

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, EE & Three*

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 1SB**

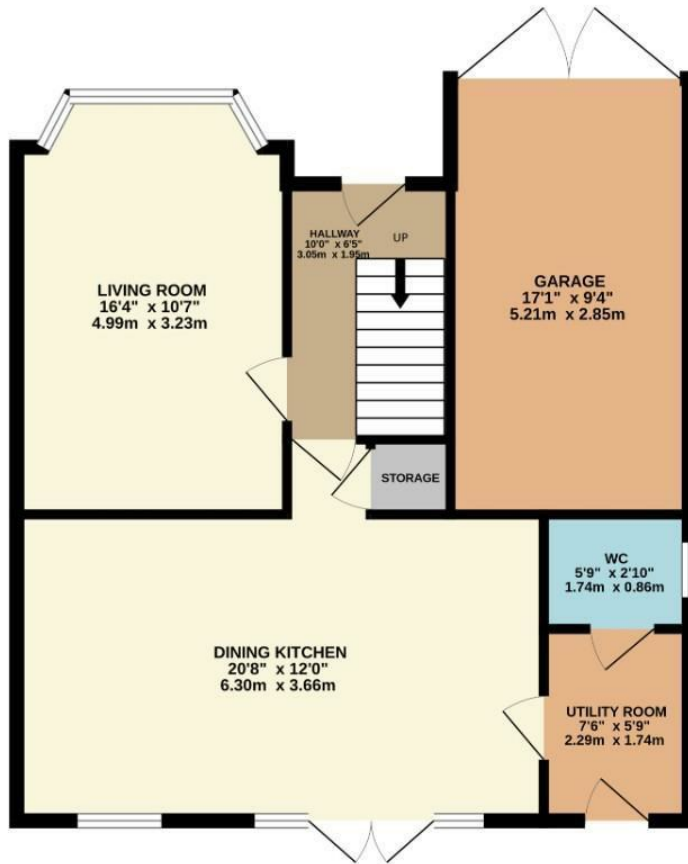
What 3 Words: **happen.mint.orange**

Council Tax Band: **F**

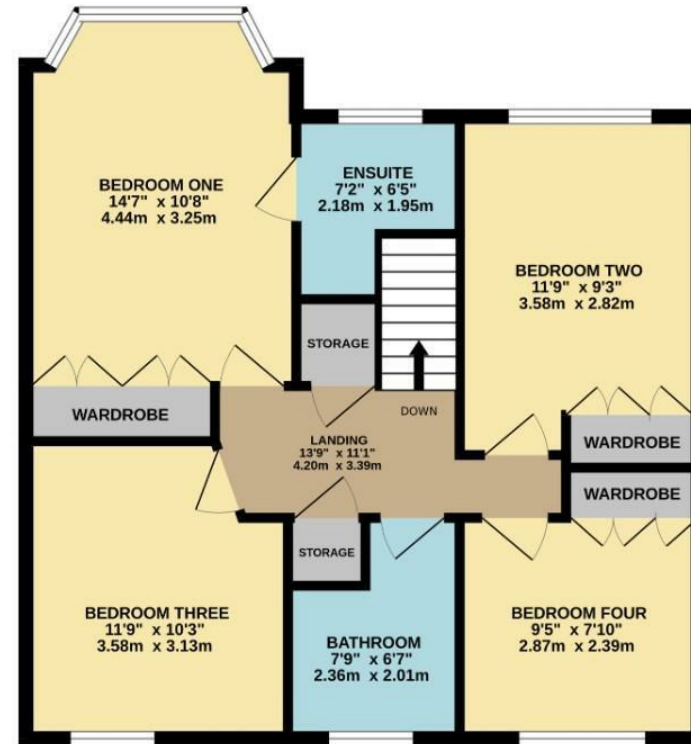
EPC Rating: **B**

Tenure: **Leasehold**

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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