



Part Exchange
Considered

Woodbine Crescent, Stockport, SK2 6NT

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Inside, the home immediately reveals its heritage. The hallway features original parquet flooring, and mosaic tiles continue through the corridor, porch, pantry, WC and conservatory, each detail echoing the craftsmanship of the Victorian era. Period rose ceilings and original stained-glass windows enrich the home with character, while ornamental fireplaces grace every room, adding elegance and continuity throughout. The dining room centres around a working coal-and-log fireplace, perfect for atmospheric evenings, while the living room offers a log burner that brings both charm and warmth. The interior has been modernised with exceptional sensitivity, blending stylish contemporary finishes with the home's historic soul. UPVC double glazing, installed before the conservation area designation, ensures comfort without compromising the aesthetic integrity of the property.

Beneath the home lies a full-height insulated cellar divided into four chambers. One chamber still has existing hooks which used to be used as a butchers currently used as a gym space. The other serves as a practical utility room with plumbing for a washer and dryer and a fitted sink, while another provides a dedicated pantry space. The remaining chambers offer excellent storage or potential for further development.

The kitchen is a standout feature, designed for both everyday living and entertaining. A Cookmaster range cooker sits within a striking brick surround, and the full-size dishwasher and breakfast island with soft-closing drawers ensure practicality meets style. The conservatory, accessed via the mosaic-tiled corridor, floods the rear of the home with natural light and provides a seamless connection to the garden.

Outside, the west-facing garden enjoys beautiful evening sun and offers a private retreat with a patio, lawn, and a collection of mature trees including Birch, Magnolia and Ash. A charming pond adds a touch of tranquillity, while a shed/Wendy house provides additional versatility. The sellers are open to including the patio furniture and umbrella, making the outdoor space immediately ready for enjoyment.





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Upstairs, the home continues to impress. Situated on the first floor, the family bathroom, renovated two years ago, features a rainhead shower and contemporary finishes. A bedroom at the top of the stairs has been thoughtfully transformed into a reading lounge, capturing elevated views of the garden and bathing in soft evening light. The guest bedroom boasts a high ceiling, and the second family bathroom offers a bath with sink and Italian linen-effect tiles, large sink with built in storage creating a spa-like feel.

The master bedroom retains its original wood flooring, has a peaceful front view and benefits from built-in wardrobes and eaves storage. Above, the loft room; historically the servants' quarters has always been a converted space and offers exceptional proportions. With original floorboards, a skylight, further eaves storage, and pre-plumbing already in place on the left side of the room, it presents an exciting opportunity to create a spectacular master suite with ensuite.



Situated in one of Stockport's most sought-after locations, this home enjoys a peaceful, village-like setting while remaining just moments from the town's outstanding amenities. Stockport has benefited from extensive regeneration in recent years, establishing itself as one of Greater Manchester's most exciting destinations, with a thriving mix of independent boutiques, artisan markets, acclaimed restaurants, cafés and cultural attractions.

The property is exceptionally well connected, offering easy access to Stockport town centre, Manchester city centre and direct rail services to London, alongside excellent road links for commuting further afield. Combining a tranquil residential setting with superb connectivity, this location offers the very best of both convenience and lifestyle.

Families are particularly well catered for, with an excellent choice of highly regarded schools nearby. The property falls within the catchment area for Cale Green Primary School and Our Lady's Catholic Primary School, while older children have access to well-respected secondary schools including Bramhall High School and St Anne's Roman Catholic High School, making this an ideal location for families at every stage.





Key Features:

- Grand Victorian Semi on Exclusive Crescent A large 1866 period home positioned beautifully at the head of a conservation-area crescent, keeping all the original features
- Four Double Bedrooms Across Three Spacious Floors with plenty of generous living accommodation
- Two Stylish Modern Bathrooms
- Full-Height Insulated Cellar with four chambers including a Utility & Pantry
- West-Facing Garden Retreat
- Private Frontage & Protected Communal Green
- Parking for two cars, Double Garage in a Prime Location
- Part Exchange Considered

Tenure: Freehold/Leasehold

Council Tax Band: D

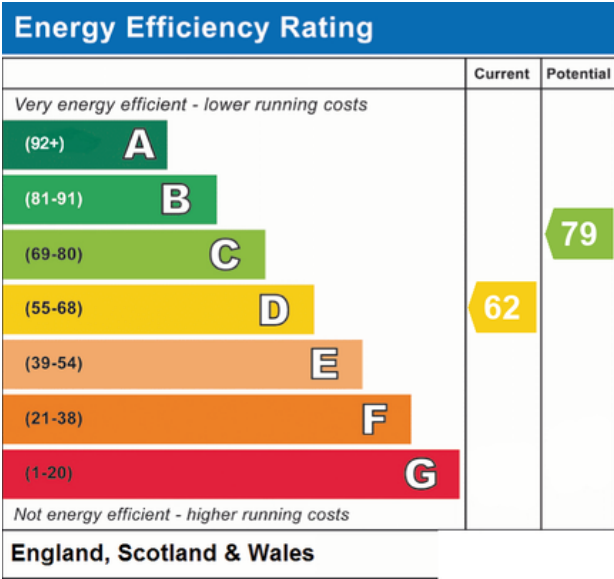
Possession: Vacant possession upon completion

Total Floor Area: 2443 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

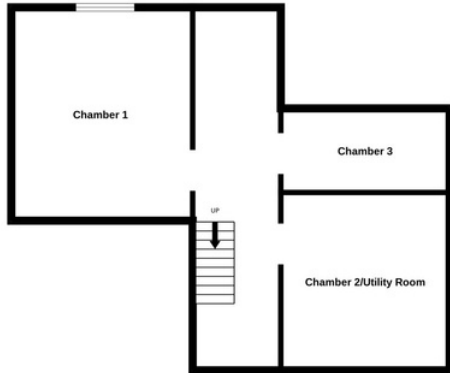
Ground Floor	2nd Floor
Living Room 5.03m x 3.90m	Bedroom 3 5.64m x 3.89m
Dining Room 4.70m x 3.84m	Cellar
Kitchen 4.77m x 3.90m	Chamber 1/Gym
W/C 1.25m x 1.07m	Chamber 2/Utility Room
Conservatory 2.10m x 2.07m	Chamber 3
1st Floor	
Bedroom 4 4.10m x 3.69m	
Bedroom 2 4.10m x 3.89m	
Bedroom 1 4.77m x 3.89m	
Bathroom 2.58m x 1.86m	
Shower Room 2.58m x 2.00m	



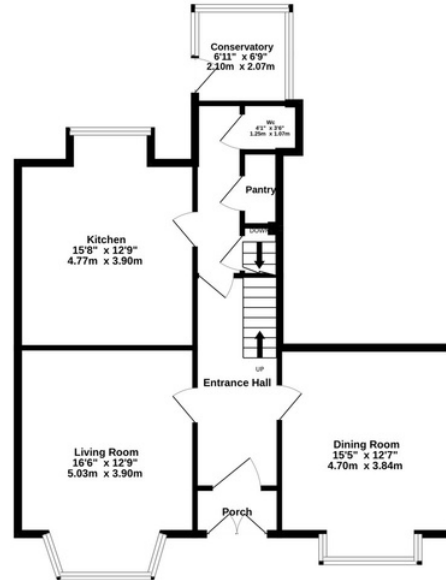


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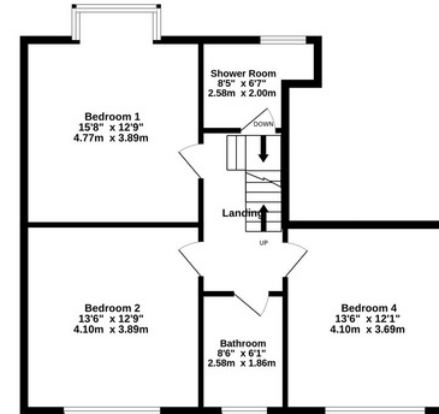
Cellar
600 sq.ft. (55.8 sq.m.) approx.



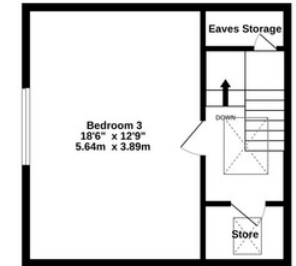
Ground Floor
803 sq.ft. (74.6 sq.m.) approx.



1st Floor
690 sq.ft. (64.1 sq.m.) approx.



2nd Floor
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2443 sq.ft. (227.0 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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