

Part Exchange
Considered



Chester Road, Woodford, Stockport, SK7 1QG

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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A beautifully presented 1930s period home, this exceptional property effortlessly blends timeless charm with modern-day practicality.

Set back from the road behind electric gates and framed by a graceful magnolia tree, the home immediately conveys a sense of tranquillity and privacy. A York stone driveway provides parking for four vehicles and leads to a spacious double garage with electric door, ideal for secure parking or versatile storage. The front garden is richly planted with mature oak trees, rhododendrons and laurels, creating a picturesque and welcoming first impression.

Entry is via a delightful, plant-filled porch with terracotta tiled flooring, setting the tone for the character that unfolds within. The interior retains a wealth of original features, including elegant picture rails throughout and exposed beams in the dining room, enhancing the home's period appeal. To the left, the lounge offers a warm and inviting retreat, centred around a gas fire and featuring a charming Inglenook-style two-sided window, with French doors opening seamlessly onto the rear garden. To the right of the hallway, a formal dining room provides an ideal setting for entertaining, while beyond, a cosy snug offers flexibility as a second reception space or potential fourth ground floor bedroom.

The kitchen is thoughtfully arranged, enjoying a bright and airy feel with a window seat perfectly positioned to capture the morning light. There is generous space for an Electrolux cooker, fridge and dishwasher, making it both practical and welcoming. Adjoining the kitchen, a highly functional utility area, formerly the original garage, incorporates a pantry cupboard, boiler room and the original coal shed, offering excellent storage while retaining a sense of the home's heritage.





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Upstairs, the principal bedroom is beautifully appointed with fitted wardrobes and built-in bedside cabinetry, benefiting from dual aspects with views over both the front and rear gardens, allowing natural light to flood the space throughout the day. The second bedroom enjoys views over the rear garden and features a desk area, storage cupboard and access to a WC and shower room, offering flexibility for guests or family living. The third bedroom overlooks the front garden and includes fitted wardrobes and an airing cupboard. The family bathroom has been tastefully modernised, complete with a bath and shower over, bidet and newly fitted flooring. An insulated loft provides additional storage space.

The rear garden is a private and tranquil haven, enclosed by mature hedging and thoughtfully planted to create a peaceful outdoor setting. Side access adds further convenience, while recently installed windows and external doors enhance both efficiency and comfort.



Ideally located within easy reach of Woodford, Wilmslow, Poynton and Bramhall, the property benefits from excellent motorway connections, a wide range of local amenities and access to highly regarded schools. Combining period elegance with practical living and a beautifully established setting, this is a home that offers both character and comfort in equal measure.

The Current Owners Love:

We have loved living in this spacious home, which has been perfect for family life over the years.

The garden is a real highlight - a beautiful space to relax, garden, and enjoy time with family and friends.

The location has been ideal, with great amenities, schools, and transport links all within easy reach.





Key Features:

- Attractive 1930s period home set behind electric gates
- York stone driveway providing parking for three to four vehicles
- Retains original features including picture rails and exposed beams
- Lounge with gas fire and French doors to the rear garden
- Separate dining room and additional snug
- Kitchen with window seat and space for range-style cooker
- Option of Downstairs fourth bedroom and versatile second bedroom with en-suite facilities
- Private rear garden with hedged boundaries and side access
- Double garage with electric door

Tenure: Leasehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 0000 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
4.96m x 4.42m

Kitchen
4.48m x 2.63m

Dining Room
4.48m x 3.44m

Sitting Room/Bedroom 4
2.88m x 2.51m

Utility Room
2.07m x 1.52m

Wc
1.75m x 1.50m

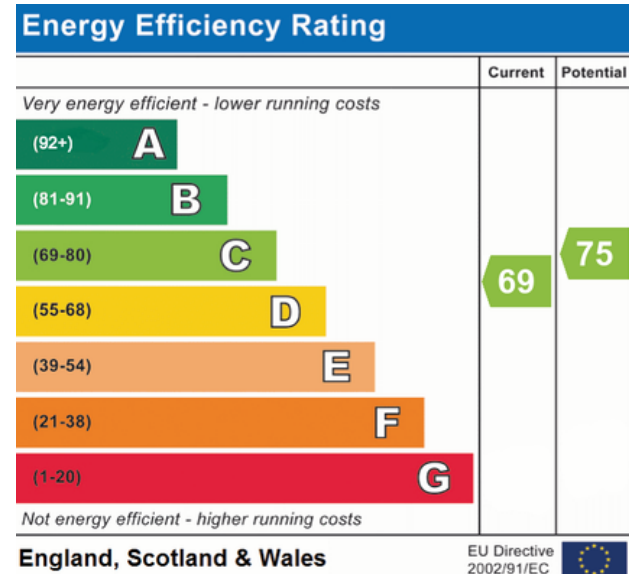
Bedroom 1
4.73m x 3.46m

Bedroom 2
3.36m x 2.74m

Shower Room
1.55m x 0.82m

Bedroom 3
4.08m x 2.47m

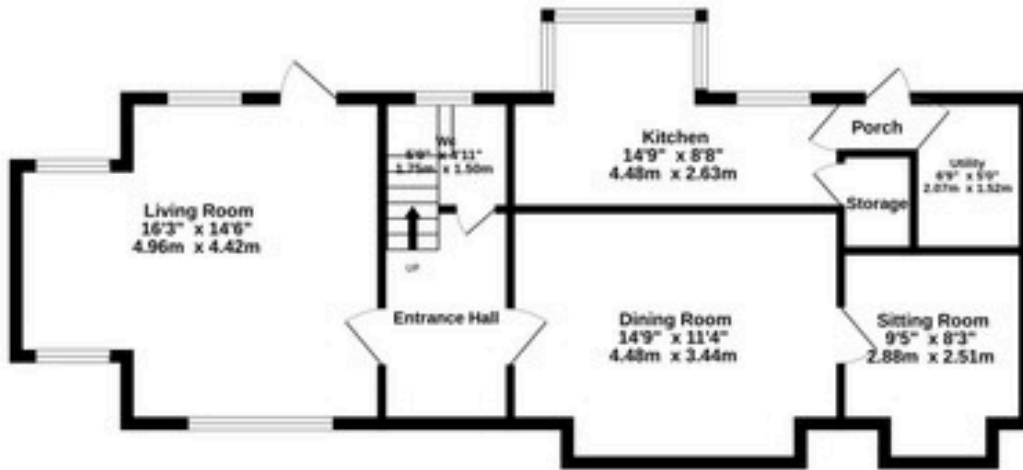
Bathroom
2.74m x 1.74m





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
673 sq.ft. (62.5 sq.m.) approx.



1st Floor
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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