



**GASCOIGNE
HALMAN**

Hangar Crescent, Woodford
Offers in Excess of £500,000

THE AREA'S LEADING ESTATE AGENCY



Set in a prime location within the prestigious Redrow development, this four double bedroom, three bathroom, townhouse enjoys sweeping countryside views from the balcony and is just a two-minute walk from the sought-after Woodford Primary School, recently rated Outstanding by Ofsted. With over 1,500 sq ft of living space arranged across three floors, the property offers a flexible layout, rural outlooks, and everyday convenience. This is an exceptional family home and an ideal choice for modern family living.

Property details

- Over 1,500 sq ft of stylish living space with four double bedrooms and three bathrooms, plus potential to extend or convert the garage
- Catchment for Woodford Primary – Ofsted Outstanding, just a two-minute walk away
- Energy Efficient Family Home - Energy Efficiency Rating B
- Stunning open countryside views from your private balcony, a rare and relaxing outlook
- Prime spot on the prestigious Redrow development, close to Bramhall and excellent local amenities
- Ideal for commuters with quick links to Manchester Airport, A34, and nearby train stations



About this property

The modern townhouse reveals an inviting entrance hallway which incorporates various storage cupboards as well as a downstairs WC. To the rear of the ground floor is a modern open plan kitchen dining family room with double patio doors opening onto a private enclosed rear garden. Subject to permissions, the kitchen diner could also be extended further depending on a buyers needs and requirements. To the first floor there is a wonderful spacious living room with feature balcony offering breathtaking views of the landscape and open field to the front, a fabulous additional space to watch the children play. A master bedrooms includes a range of fitted wardrobes and promotes a stylish ensuite. Off the landing area are some further useful storage cupboards and the property is certainly not lacking in this department. To the second floor are three further double bedrooms, one of which includes a elegant en-suite, whilst a family bathroom off the landing can be shared by the whole family. Externally the property offers a double driveway leading to a single garage with further built in storage, whilst to the rear the property displays an undeniably family friendly garden complete with patio area. Many properties have even converted the garage into additional living accommodation but buyers can adapt the property to suit their own needs. This property promotes sufficient space for the family and offers a similar level of accommodation to the many detached properties on the development, but at a fraction of the price.



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DIRECTIONS

SK7 1GF

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

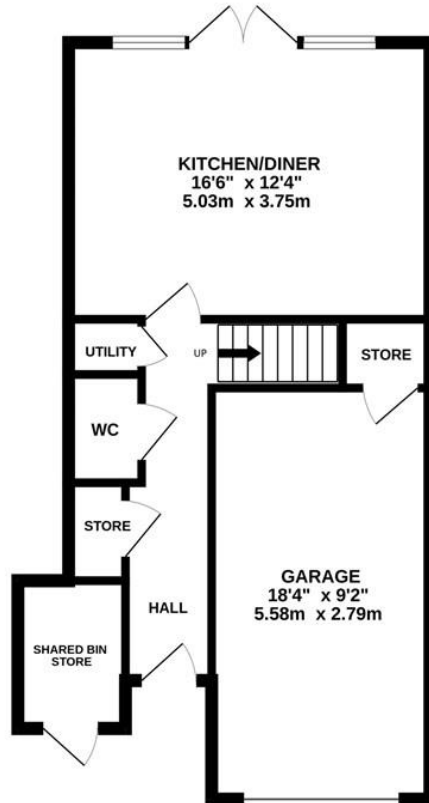
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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