

Bradley Fold, Woodford Lane, Mottram St Andrew
£595,000



Andrew J Nowell
& Company

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Bradley Fold, Woodford Lane, Mottram St Andrew

A TRADITIONAL FAMILY BUNGALOW SET IN A QUIET SEMI-RURAL SETTING WITH MATURE GARDENS AND SCOPE FOR DEVELOPMENT

A traditional family bungalow set in a quiet semi-rural setting with mature gardens and scope for development.

Entrance hall, living room, dining room, kitchen, 3 bedrooms, family bathroom, en-suite bathroom, sitting room/study(or possible 4th bedroom) and a double garage.

Bradley Fold is a charming detached bungalow situated in the highly desirable village of Newton (Mottram St Andrew). The village enjoys a semi-rural location with artisan farm shop, garden centre, petrol station and The Unicorn public house within a very short drive. The more comprehensive centres of Wilmslow, Alderley Edge and Prestbury are all within easy reach, offering a wide range of shopping and recreational opportunities as well as a wealth of stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and there are a number of wonderful walks available locally. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

The bungalow has a spacious entrance hall, living room, dining room, kitchen, sitting room/study (which could potentially be used as fourth bedroom), master bedroom with en-suite, two further double bedrooms, family bathroom, wc and attached double garage. The large rear garden is complimented by attractive open views and enjoys a separate double gated access.

The bungalow is set in a generous plot offering potential for remodelling/replacement (subject to obtaining the necessary planning permission and building regulations) for a purchaser seeking a larger

dwelling. The extensive loft space and open hallway make this property ideal for a loft conversion (subject to the necessary planning permission and building regulations).

DIRECTIONS SK10 4LH

From our office proceed out of the village on London Road (A34) towards Wilmslow. Just before the bridge turn right into Heyes Lane which becomes Hough Lane, after approx 2 miles proceed straight across the 2 roundabouts which then becomes Adlington Road. After approx one mile at the next roundabout proceed straight across past The Unicorn Public House and at the next roundabout take the 2nd exit into Lees Lane. Continue along Lees Lane for approximately ¾ mile and you will reach Woodford Lane on the left hand side. The property is a short distance along the road on the left.

In further detail the accommodation comprises:

Wooden door with glass panelling leading to

ENTRANCE HALL

Spacious entrance hall with central heating radiator. Large cloaks cupboard with ladder access to loft which provides expansive storage space.

LIVING ROOM 19' x 12'5 (5.79m x 3.78m)

Fireplace with Cornish slate hearth and open fire, central heating radiator and door to dining room.

DINING ROOM 11'3 x 9' (3.43m x 2.74m)

With central heating radiator and door to kitchen.

KITCHEN 14'9 x 9'8 (4.50m x 2.95m)

With traditional style base and wall units and work surface incorporating breakfast bar, Franke stainless steel double drainer sink unit, ceramic four ring electric hob, integrated electric fan oven and grill, space for washer/dryer, space for dishwasher, tiled floor and walls, space for fridge.

FAMILY BATHROOM 9' x 6'4 (2.74m x 1.93m)

Panelled bath with glass screen and overhead shower, pedestal wash hand basin, airing cupboard, central heating radiator, chrome central heating towel rail.

SEPARATE WC 7'8 x 2'10 (2.34m x 0.86m)

With low level wc.

BEDROOM ONE 12'1 x 10'11 (3.68m x 3.33m)

With central heating radiator.

BATHROOM EN-SUITE 11'10 x 7'8 (3.61m x 2.34m)

With panelled bath, low level wc, pedestal wash hand basin, walk-in electric shower with sliding glass doors, shaver socket, two built-in storage cupboards, central heating radiator.

SITTING ROOM/STUDY (or possible fourth bedroom) 12'1 x 10'5 (3.68m x 3.18m)

Sliding patio door leading to flagged patio area, central heating radiator.

BEDROOM TWO 14'10 x 10'11 (4.52m x 3.33m)

With central heating radiator.

BEDROOM THREE 14'1 x 10'4 (to the widest point) (4.29m x 3.15m (to the widest point))

With central heating radiator.

ATTACHED DOUBLE GARAGE 19'11 x 15' (6.07m x 4.57m)

With up-and-over door, light and power.

OUTSIDE

The property is accessed via a wooden gate with spacious driveway. To the front of the property there is an attractive lawned garden with flower beds, mature trees, shrubs and hedging with a small, southerly facing patio area. To the rear of the property the mature garden is laid to lawn and has several paved areas, flower beds, pond, vegetable plot and variety of fruit trees. Timber framed greenhouse. There is also gated vehicular access from a neighbouring lane onto hardstanding suitable for a caravan, boat, etc.

WOODEN SHED

With light and power.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.
VACANT POSSESSION UPON COMPLETION.

**Andrew J Nowell
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