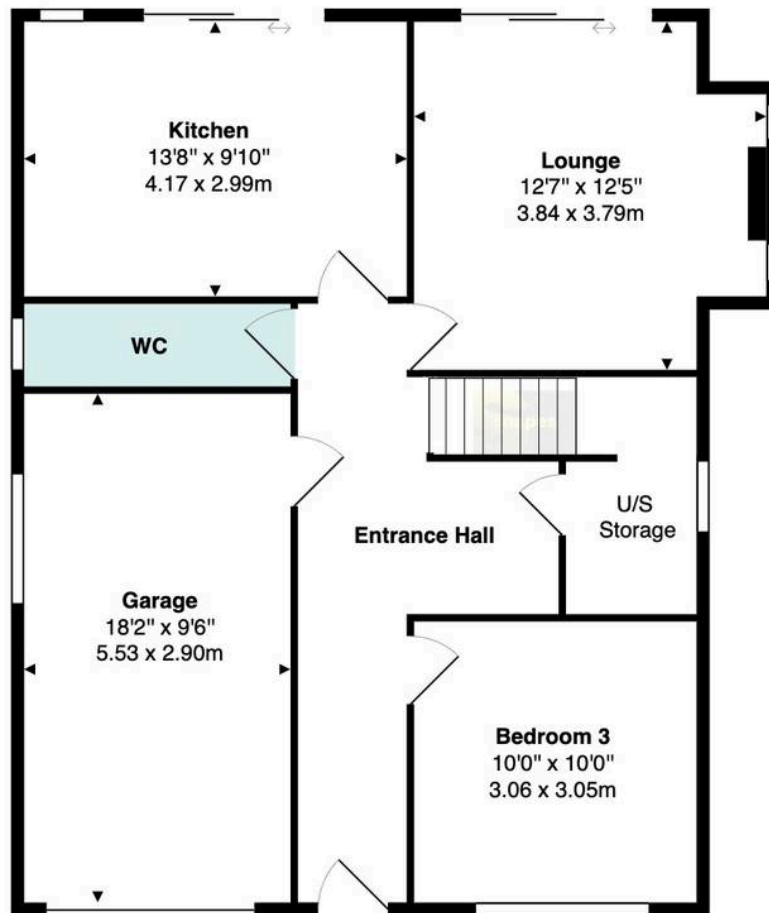




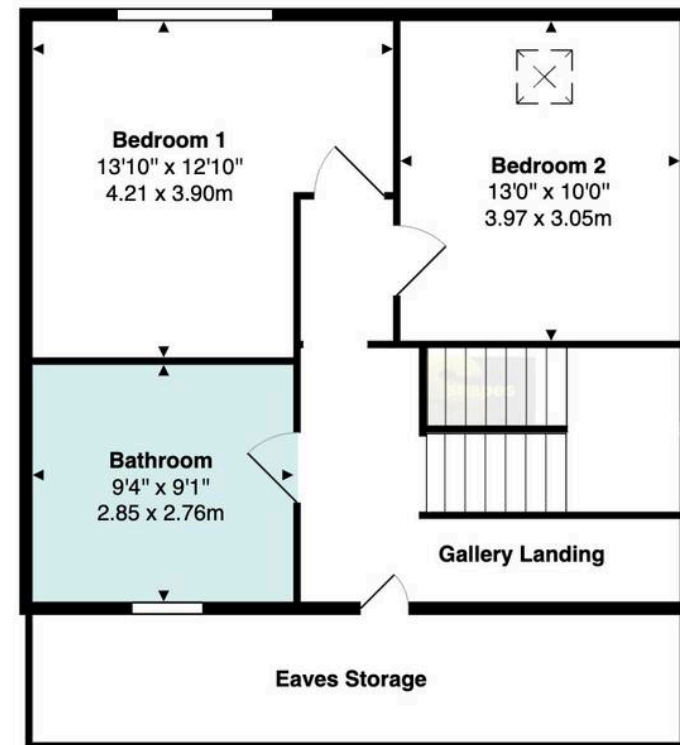
371 Chester Road, Woodford – SK7 1QQ  
£495,000



**Ground Floor**  
Approximate Area: 774 ft<sup>2</sup> ... 71.9 m<sup>2</sup>



**First Floor**  
Approximate Area: 480 ft<sup>2</sup> ... 44.6 m<sup>2</sup>



Approximate Total Area: 1254 ft<sup>2</sup> ... 116.5 m<sup>2</sup> (excluding eaves storage)





We are delighted to offer for sale this charming 3 bedroom detached house that presents a unique opportunity for those seeking adaptable accommodation in a desirable location. Boasting a modern kitchen perfect for culinary enthusiasts, this home features a thoughtful and adaptable layout with 2 bedrooms located upstairs off a superb gallery landing, along with a well-appointed bathroom. The downstairs area offers flexibility with a room which could be a bedroom or reception room, a spacious lounge for relaxation, and a convenient WC. The property is further complemented by a generous driveway and garage which is integrated within the building so could be converted to provide yet more accommodation if required. Due to the plot size, converting the garage would not really effect the parking, as the frontage is large ensuring ample parking space for residents and guests alike. This home provides a warm and inviting atmosphere for comfortable living.

Step outside this home and discover the enchanting outdoor space that accompanies this property, offering a tranquil escape from the hustle and bustle of every-day life. The garden provides a serene setting for outdoor gatherings, with the potential to create various seating areas. A real feeling of privacy is added due to the lovely open aspect beyond the rear perimeter, which adds to the charm of this delightful property. Whether you are looking to relax in the sunshine or indulge in gardening hobbies, this property's outdoor space is a blank canvas waiting for its new owners to make their mark, which might include extending the property if you were looking to create your own living space. We highly recommend viewing this property in person to fully appreciate the tranquil surroundings and the vast potential it holds for creating a dream outdoor oasis.

**Please note:** The sale of this property is subject to Probate being granted, which has been applied for. We will update this note once probate is granted.

**Important – Please click on the "Material Information" link for more important information.**

**Tenure:** Freehold

Other: The sale of this property is subject to Probate being granted.

**Disclaimer:** If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view.

**Marketing:** Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

EPC Rating: D



## Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

[bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

[www.snapes.co.uk](http://www.snapes.co.uk)

