



*Jordan* fishwick

354 CHESTER ROAD, WOODFORD, SK7 1QG  
Guide price £649,950



## 354 CHESTER ROAD, WOODFORD, SK7 1QG

This wonderful 1930's detached family residence is set well back from the road behind beautifully tended gardens and electric gates. The property is located within a popular location and boasts beautiful open aspect views to the rear. Internally the well proportioned accommodation comprises in brief: entrance porch, entrance hallway, downstairs W.C., living room with inglenook style fireplace, separate dining room, breakfast kitchen, utility room and a downstairs W.C. The first floor accommodation comprises: four bedrooms, family bathroom, separate W.C. and a shower room. To the front there is a block paved driveway and beautiful manicured gardens. To the rear there are good size gardens and landscaped pathways which reverse onto a beautiful aspect. Internal viewings essential.

### DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of lights turn right onto Station Road, which in turn becomes Macclesfield Road and at the mini roundabout turn left onto Adlington Road. Continue along Adlington Road to the next roundabout and continue over onto Woodford Road proceeding past the Deanwater Hotel. At the next roundabout take the first exit onto Chester Road and the property will be found identified by our For Sale board.

### Entrance Porch

### Entrance Hall

Attractive wood effect flooring, delph racks, radiator, stairs to first floor. Door to downstairs wc.

### Downstairs WC

Low level wc, pedestal wash hand basin, tiled splashbacks, leaded uPVC double glazed window to rear.

### Living Room 22'0" x 14'0" (6.71m x 4.27m)

UPVC double glazed window to front, inset leaded secondary glazed windows to inglenook, inglenook fireplace with stone fire surround and inset gas fire, sliding double glazed patio door to rear garden, two radiators.

### Dining Room 15'5" into bay x 11'5" (4.70m into bay x 3.48m)

Well proportioned room with uPVC double glazed window to front and radiator.

### Downstairs Bathroom 11'0" x 8'11" (3.35m x 2.72m)

Fitted with a panelled bath, low level wc, fitted wash hand basin, wet room style shower, frosted uPVC double glazed window to side, extractor, tiled floor and walls, ladder style heated towel rail.

### Breakfast Kitchen 13'9" x 11'6" (4.19m x 3.51m)

Range of fitted base and wall units, one and a half bowl sink unit with mixer tap and drainer, tiled splashbacks, roll top work surfaces incorporating breakfast bar area, integrated dishwasher, four ring gas hob, fitted double oven, fitted microwave, concealed strip lighting. Door to rear garden.

### Utility 12'0" x 9'7" (3.66m x 2.92m)

Fitted with a range of base level units with roll top work surfaces over, recess and plumbing for washing machine, recess for tumble dryer, radiator, wall mounted gas central heating boiler, uPVC double glazed window to rear, further window to side. Door to side.

### First Floor Landing

Leaded frosted uPVC double glazed window to rear, radiator, ceiling hatch to roof void.

### Bedroom One 22'2" x 10'11" (6.76m x 3.33m)

A well proportioned room with fitted storage cupboard and radiator.

### Bedroom Two 13'11" x 11'6" (4.24m x 3.51m)

Another double bedroom with uPVC double glazed window to front and radiator.

### Bedroom Three 13'0" x 9'0" (3.96m x 2.74m)

UPVC double glazed widow to front, fitted wardrobes and radiator.

### Bedroom Four 8'6" x 6'3" (2.59m x 1.91m)

UPVC double glazed window to rear and radiator.

### Bathroom

Fitted with a corner bath, pedestal wash hand basin, radiator, heated towel rail, tiled walls, and frosted uPVC double glazed window to front.

### Separate WC

Low level wc, frosted uPVC double glazed window to front.

### Shower Room

Fitted shower cubicle with glass screen, tiled splashbacks, heated towel rail and frosted uPVC double glazed window to rear.

### Outside

### Gardens

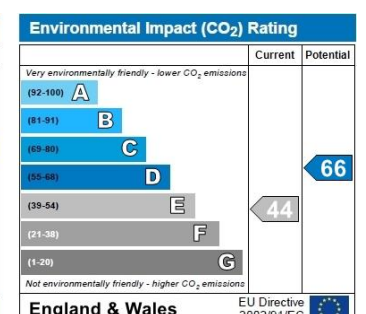
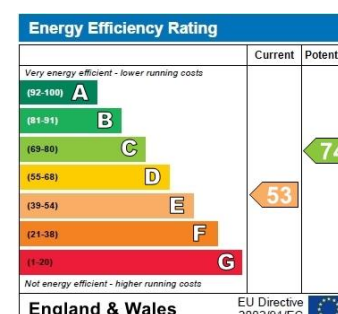
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### Part Storage Garage

**\*\* DRAFT DETAILS \*\***



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