



Harrisons Drive

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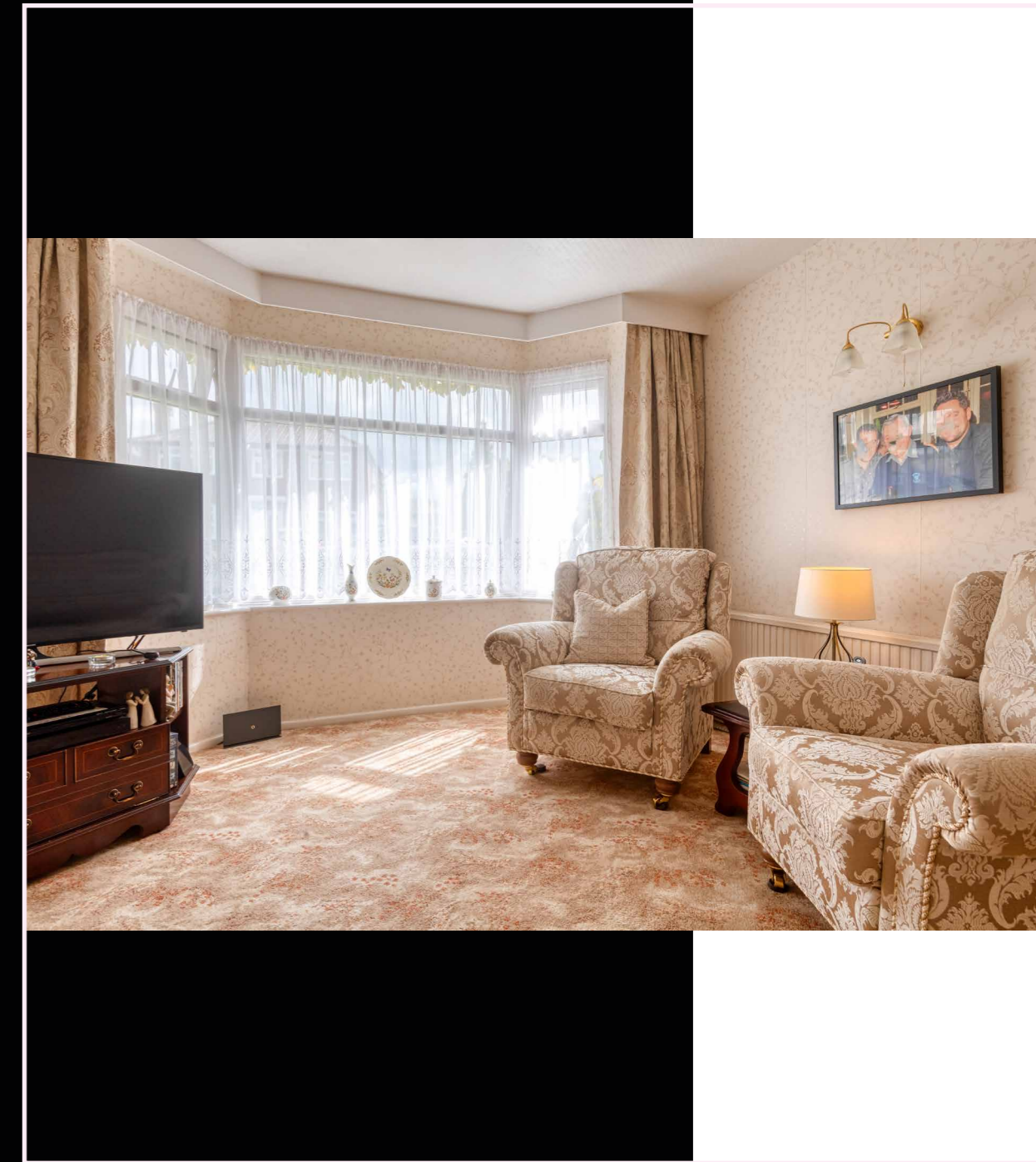
Welcome to Harrison Drive a superb family home on a quiet cul de sac.

You are a stone's throw away from all the action but far enough away not to be disturbed by the hustle and bustle.

This property would suit a young family or couple looking for a home with bags of space to grow into.

On entrance you come into a small porch area to kick off your shoes before entering your hallway which is light and airy.

To the right is your first reception room, the most comfortable living room with space for several sofas, large bay window plus a cosy gas fire to gather round on a chilly evening.





HEART OF THE HOME

Head straight through now to the rear of the property, passed your conveniently placed downstairs WC and into the second sitting room and dining room.

With wonderful views of the rear garden through the large picture window. This will be a room everyone will want to gather in and enjoy a Sunday dinner with all the family.

The kitchen is located next door, perfect for anyone that likes to cook but also handy for warming any pre-cooked dinners!

There is access to the rear garden and the integrated garage.

A further reception room is currently used as a guest bedroom but would make an ideal office, not too far from your kettle!

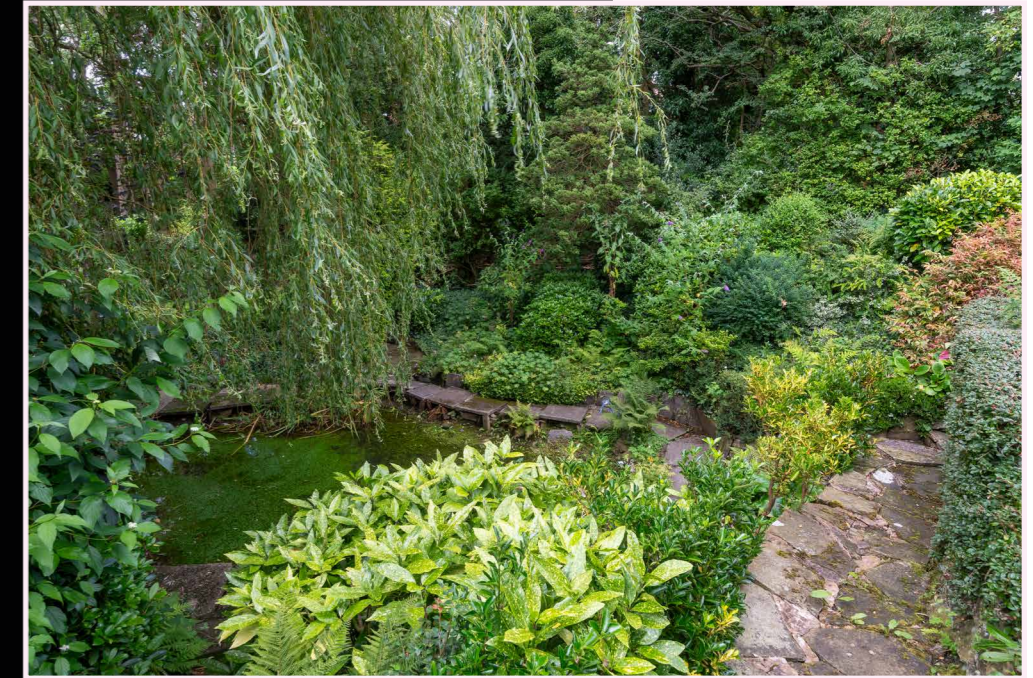


ENTERTAINING HEAVEN

At the front of the property there is a driveway for several vehicles, a garage and access to the rear garden. To the rear you have a patio seating area outside the back door, ideal for those pre-dinner drinks.

The pretty landscaped garden is magical, with several pathways that lead down to a pond at the bottom of the garden. For those with green fingers this is a gardener's paradise for you to enjoy and explore.

The garden is multi level so you can enjoy the peace and quiet with family and friends.





BEDROOM BLISS

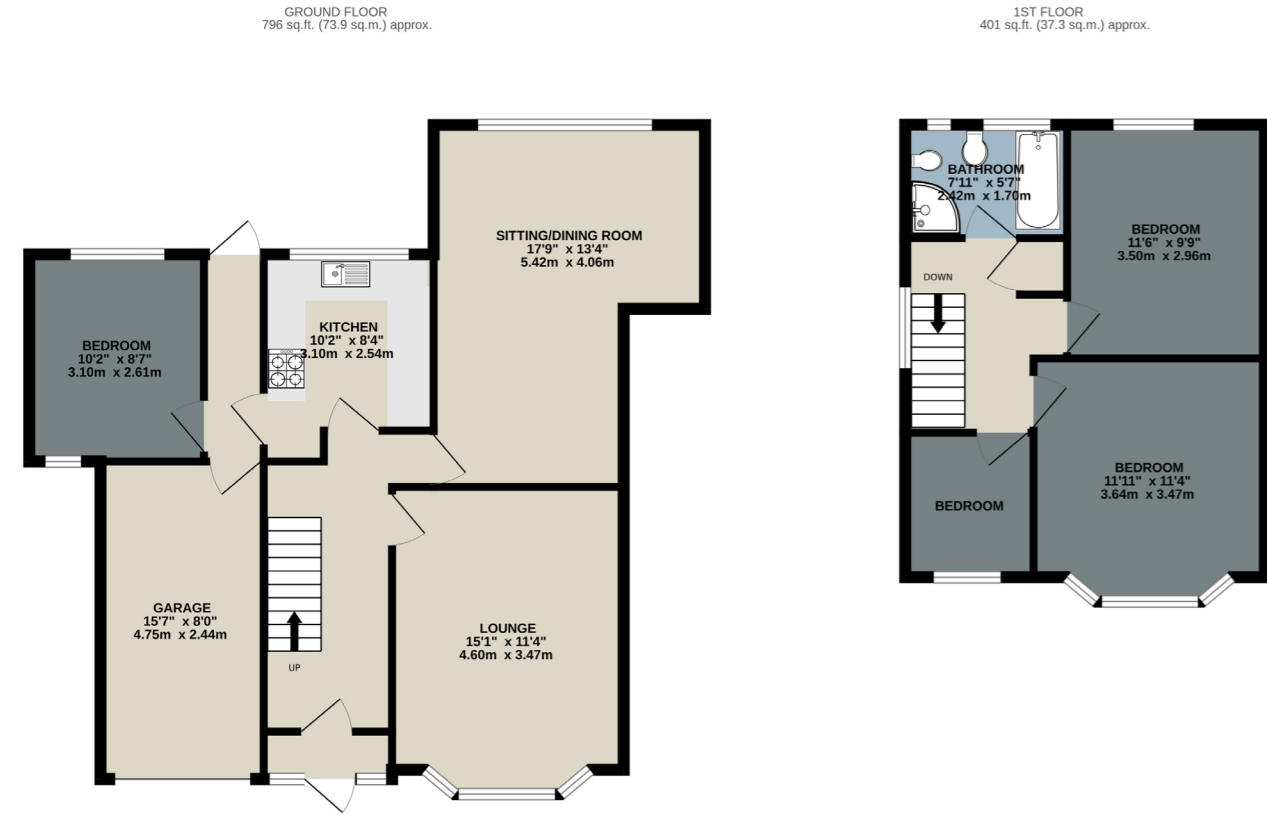
The first floor gives you three bedrooms, one single, two double plus family bathroom.

The bathroom has a bath and a separate shower cubicle, relax in the bath with a glass of wine at the end of a long day or be refreshed with the thermostatic shower in the morning.

Your principal bedroom has a large window and built-in wardrobes for all your storage needs.

The second double overlooks the rear garden with beautiful views to enjoy. The third bedroom is a single, currently used as a home office and would be a perfect child's room or nursery.

FLOOR PLAN



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
	81
	65
England & Wales	EU Directive 2002/91/EC

FINER DETAILS

- 1960's Detached property
- Ideal family home within easy reach of Romiley centre
- Fabulous sunny rear garden
- Three reception rooms
- Garage & off-road parking for several cars
- Quiet Cul de Sac
- Leasehold
- Council tax band: E
- Boiler Location - Garage
- Boiler Type and Age - Gas Combination 8 Yrs Old
- Off-road parking for several cars and a garage
- Large, landscaped garden



OUT & ABOUT

Pull on your walking shoes and within a mere 5 minutes you are strolling in Werneth Low Country Park.

Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the local before heading back home.

Romiley village is a fifteen-minute walk away with eateries galore in and about this area, will you opt for Italian or perhaps a more traditional carvery?

With a bustling high street including a greengrocer and several butchers, a theatre and a swimming baths / gym.

You are within easy reach of good transport networks both road and rail and just 25 minutes to Manchester Airport.

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