



Wyecroft Close

- WOODLEY -

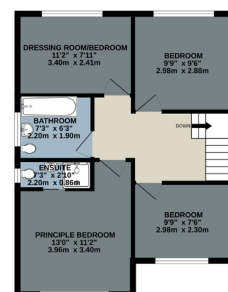
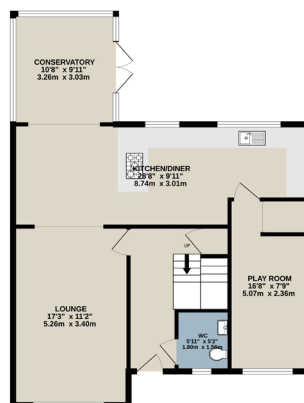
If you are looking for a home to move straight into then this property ticks the box.

KEY POINTS

- Four bedroom, three bathroom detached family home
- Purpose built garden home office
- Ground floor wc
- Open plan living
- Fabulous family kitchen
- Playroom
- Principal bedroom with ensuite shower room

GROUND FLOOR
827 sq. ft. (76.8 sq. m.) approx.

1ST FLOOR
536 sq. ft. (49.8 sq. m.) approx.



TOTAL FLOOR AREA: 1363 sq. ft. (126.6 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for information only and should not be used for any legal or contractual purposes. The plan is for information only and should not be used for any legal or contractual purposes. The plan is for information only and should not be used for any legal or contractual purposes.



0161 871 7071
team@otmpropertyboutique.co.uk

Neutrally decorated and furnished throughout the current owners have also used the space to its best advantage. They have created an open plan feel in the living areas which gives you a fabulous room for spending time together as a family or for entertaining friends.

On entrance you have a conveniently located stylish ground floor wc, perfect for little ones and visiting family and friends. There is also a handy cloakroom for all the bags and shoes that you inevitably accumulate as a family.

Head down the hallway and to the left is the entrance to your stylish lounge with bay window, feature gas fireplace and ample space for any sofa arrangement you fancy.

The lounge flows through into your dining space which would fit a table for at least eight people, ideal for entertaining family and friends. From here the modern kitchen stretches across the back of the house and overlooks the garden. With bags of storage and worktop space this is a cook's dream, a fabulous family kitchen. A five-ring gas hob, double Neff ovens, warming drawer and dishwasher are all integrated plus there is a space for an American fridge/freezer, great for a growing family.

The conservatory gives you extra space for an office or second lounge to enjoy a quiet moment overlooking the garden.

Leading from the kitchen you have a storage area where the washing machine and tumble dryer are currently housed with extra space for all the essentials.

You then have a perfectly placed room currently used for the children's toys and space for them to play. This room would also make an excellent office space for one or two people if you are looking for an additional work from home solution.

Head upstairs where the spacious landing gives access to four bedrooms, family bathroom and ensuite shower room. One of the bedrooms is currently used as a dressing room.

Outside

The conservatory gives you access to the secure rear garden. There is space to play, decking to enjoy evening drinks with friends and a fabulous outdoor office. The office itself is safe and secure with all the amenities needed for working from home but in your own space.

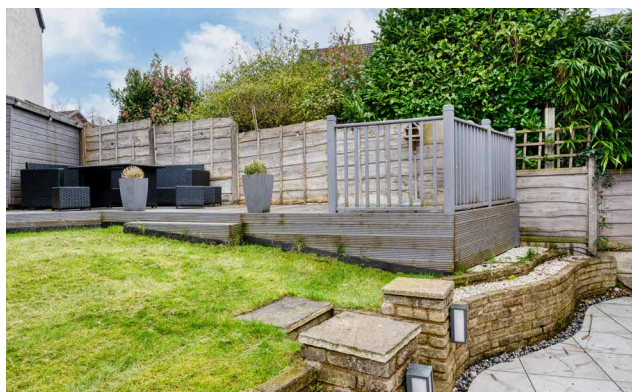
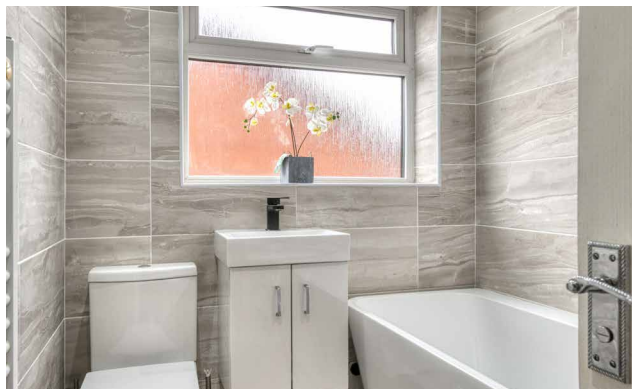
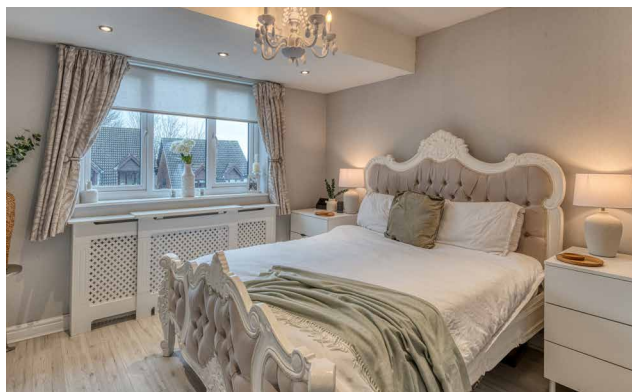
There is off road parking on your drive and a pretty front garden.

Where it is

Wyecroft Close is a cul-de-sac just off Hyde Road, stroll into Woodley and keep it local, with a great butchers, green grocers and chemist.

There are two train stations to choose from and some great pubs for a swift half. The M60 is also within easy reach so accessing the rest of the north-west is convenient for work or pleasure.

With walks straight from your door either onto the canal or up into Werneth Low Country Park.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	66	
1-20	G		77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TECHNICAL DETAILS

- Freehold
- Council Tax Band D
- Double Glazed
- Boiler Type - Gas
- With Off Road Parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Enjoyed Your Viewing Experience With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.



SCAN ME