



Poleacre Lane

- Woodley -

Beautifully Presented Family Home with Double Garage and Tranquil Gardens

KEY POINTS

- Sunny rear garden
- Sociable kitchen/ diner
- Electric gates and driveway for several cars
- Double garage
- Excellent transport links by road or rail
- Peak Forest Canal on doorstep

GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA - 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 is made with respect to their operability or efficiency can be given.
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Situated in a peaceful location in Woodley, this stunning property offers a perfect blend of comfort, convenience, and style.

Tucked away in a quiet location, yet within easy reach of local amenities, this home is ideal for families seeking a three-bedroom home with great living space.

Upon arrival, you are greeted by a smart looking property with great kerb appeal, complete with electric gates and a spacious driveway capable of accommodating several cars. The double garage has had a section converted and sound proofed which presents an excellent guest bedroom opportunity, home office or teenagers' hangout, it even has its own private patio area!

Entering the home, you're welcomed into a bright and airy space, beautifully presented throughout. There is a convenient downstairs WC, perfectly located for younger and ones and visiting family and friends. A large understairs cupboard offers excellent storage for the inevitable coats and shoes.

To the right is your lounge with cozy fire surround and plenty of room for enjoying a film or games night.

The heart of the home lies in the open-plan kitchen, dining, and lounge area, providing a perfect setting for both casual family meals and formal entertaining. There is the added bonus of a utility room at the rear of the property, perfect for busy families. Patio doors open onto the garden, seamlessly blending indoor and outdoor living. The garden itself is a haven of tranquillity, featuring composite decking and plenty of space for alfresco dining, relaxation, and play.

Upstairs two generously sized double bedrooms, both with fitted wardrobes, provide comfortable retreats for rest and relaxation.

Additionally, a third single room offers flexibility as a children's bedroom or home office, catering to the needs of modern family life. The family bathroom offers a haven of relaxation with a separate shower and bath, perfect for unwinding after a long day.

For those in need of extra storage space, the carpeted loft with a Velux window provides ample room for all your belongings, ensuring a clutter-free living environment.

This beautifully presented family home offers an enviable combination of space, style, and functionality, making it an ideal choice for discerning buyers seeking a peaceful retreat in a quiet part of Woodley.

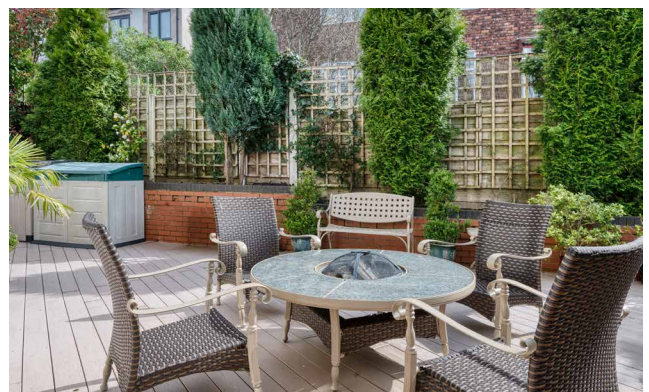
Where it is

Poleacre Lane is in a quiet spot between Woodley and Gee Cross with access to The Peak Forest Canal from your doorstep. You can walk into Woodley where you will find a butchers, greengrocers, bakery and post office. Romiley is a short drive away with a selection of nice pubs, cafes, restaurants, and independent shops. The Joshua Bradley pub is on your doorstep with great food, fantastic gardens, and a woodland playpark for the children. With Werneth Low Country Park also easily accessible on foot. Manchester Airport is a 25-minute drive away and there are several train stations to choose from to access the bright lights of Manchester city centre. The motorway network to access the rest of the Northwest and beyond are a few minutes' drive-away.

TECHNICAL DETAILS

- Freehold
- Council Tax Band D
- Boiler Location – Utility
- Boiler Type – Combination
- The property has an alarm
- Loft is boarded with a light and a ladder
- Located 25 Minutes from Manchester Airport
- 5 minute walk to Woodley train station
- 15 minute walk to shops and amenities

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



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