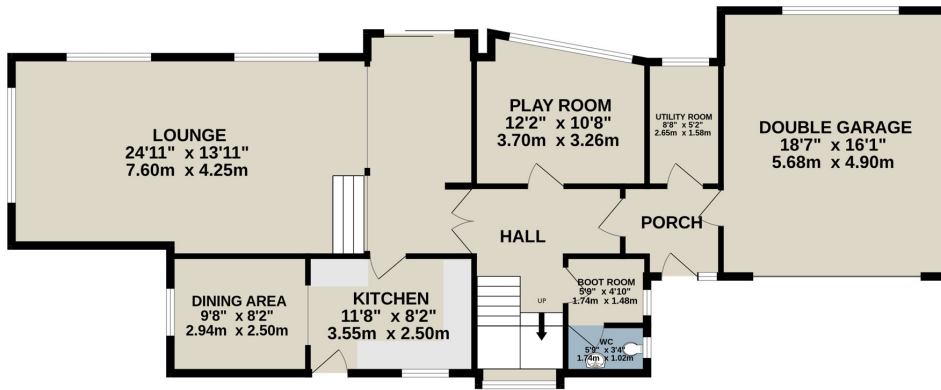


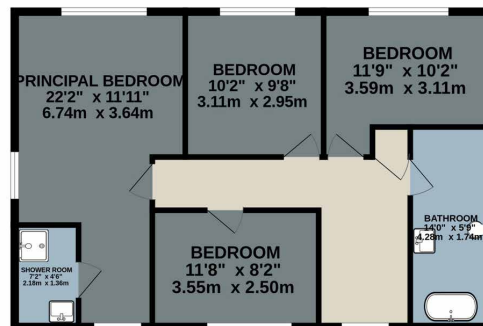
Key Points

- Fabulous, detached family home
- Secluded with its own private driveway
- Extensive wrap around garden of @1/3 acre with open aspect views of Werneth Low
- Close to motorway networks
- Endless countryside walks on your doorstep
- Freehold
- Council Tax Band E
- Boiler Location - Garage
- Boiler Type and Age - Worcester Bosch
- Garage
- Parking for several vehicles
- Short stroll into Woodley
- Train stations within easy reach
- Loft boarded with light and power

GROUND FLOOR
1287 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 sq.m.) approx.

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	A		
21-27	B		
19-20	C		
15-18	D		
12-14	E		
9-11	F		
1-8	G		
Not energy efficient - higher running costs		69	80

England & Wales EPC Directive 2002/91/EC

Welcome to Gilbert Bank a unique family home in need of renovation – set in over a third of an acre of land.

Set down a long private driveway you will find a large, detached family home hidden between Woodley and Bredbury. You have the countryside on your doorstep with all the facilities of Woodley and Romiley within easy reach.

Coming in through the front door you have access to the large garage and a separate utility room. Perfect for any busy family.

From the hallway to the left is the spacious hallway leading to the large open plan living and formal dining area. With windows all around and views of the garden this space is light and bright. Any number of sofas can be accommodated here, perfect for large family get togethers.

When the weather is warm open the patio doors and take the party outside. The sunny garden is not overlooked and the mature trees offer privacy, plenty of room for a football pitch, endless play equipment and still room for a large BBQ area.

Back inside there is a spacious kitchen with an informal dining area, the kitchen has ample of worktop and storage space for all of your things and access to the back door.

Upstairs now you have three double bedrooms plus principal bedroom with ensuite.

The principal bedroom has windows on all sides with views over the garden, enjoy an early morning cup of tea and listen to the bird song. The principal bedroom has an ensuite wet room with space for all your storage needs and would easily fit a king-sized bed.

The three further doubles are ideal for children's/teenagers' rooms all with space for double beds and furniture.

Your family bathroom has a hotel feel with an all-white suite, statement bath and separate thermostatic shower cubicle. With bags of space so bathing the children would be a pleasure or enjoy a long relaxing soak in the bath after a long day.

Outside

Through the private electric gates to the end of your long private driveway, you have parking for several cars and access to the integrated garage.

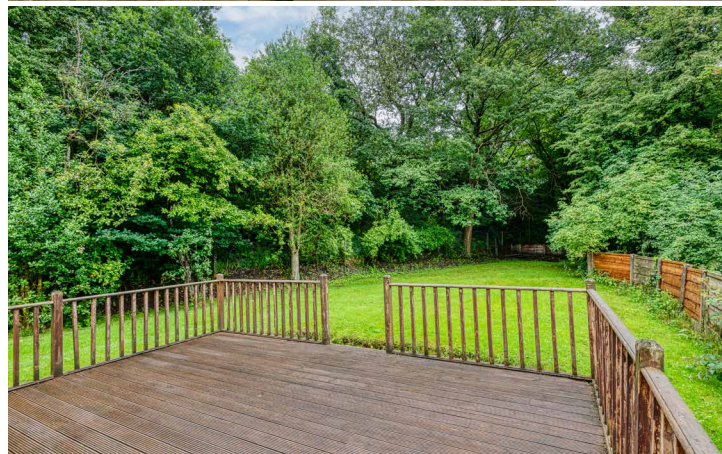
Your rear garden stretches the full length of the house and beyond. A lawn for the children to play, and decked area for al-fresco dining.

Where it is

Gilbert Bank is a quiet road just off George Lane, stroll into Woodley and keep it local, with a great greengrocer, chemist, butchers and an award-winning fish and chip shop.

There are two train stations to choose from so you can be in Manchester in less than 20 minutes. There are walks straight from your door, take the children for a game of tennis around the corner on the all-weather pitch and visit one of the great pubs for a swift half on the way home.

The M60 is also within easy reach so accessing the rest of the north-west is convenient for work or pleasure.



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