

WERNETH ROAD

Woodley, Stockport

Welcome...

Welcome to your dream home in the heart of Woodley, Stockport. This executive detached family residence offers an unparalleled blend of modern comfort and elegant living, set back from the road with a spacious block-paved driveway accommodating several cars.

Step inside to be greeted by a large, welcoming hallway that perfectly sets the tone for the flowing layout of this magnificent home, ideal for family living.





Family Living

To the left, you'll find a cozy snug with a beautiful log burner for chilly evenings. Currently utilised as an office, it would make a perfect, quiet reading room with a glass of wine.

Straight ahead, a conveniently located cloakroom with wc ensures practicality, while to the right, the second snug serves as an ideal teenager's hangout. There is access to the integral garage through the hallway, so no need to get wet when retrieving items from the car.





The Heart Of The Home

The heart of this home spans the entire back of the house, where the open-plan kitchen, dining, and lounge area promises to be the hub of family life. The modern, fully fitted kitchen boasts ample worktop and cupboard space, a range cooker, integrated dishwasher, Neff microwave, coffee machine and a wine fridge. Gather around the breakfast bar for mealtimes or pre-dinner drinks with friends.



The kitchen is complemented by a handy utility room, providing additional storage and space for a washer and dryer.

The expansive dining area comfortably accommodates a large table, perfect for dinner parties and family meals, while the adjoining lounge area invites the whole family to relax together, whether cooking, watching sports, or playing games. The bi-fold doors open up to seamlessly merge indoor and outdoor living.





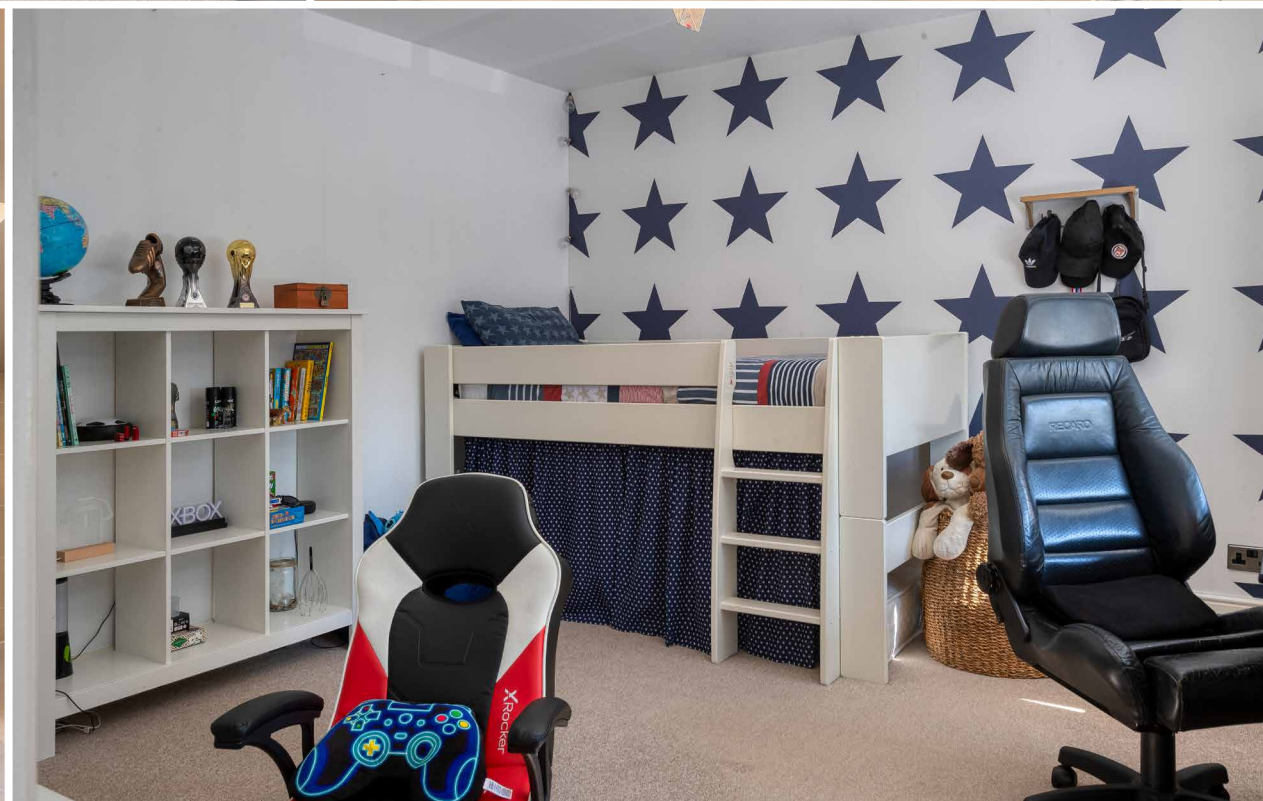
Bedroom Bliss

Upstairs, the family living space continues to impress. The principal bedroom features an en-suite and a beautiful balcony overlooking the garden and Werneth Low, perfect for a peaceful morning cup of tea.

One of the bedrooms is currently used as a dressing room, while two further double bedrooms and a large family bathroom with a thermostatic shower over the Whirlpool bath complete this floor.

Head to the third floor to find the final bedroom, a teenager's paradise with impressive views and an en-suite shower room.

This home truly ticks all the boxes for modern family living, combining luxurious spaces with practical design in a sought-after location. Don't miss the opportunity to make this exceptional property your own.



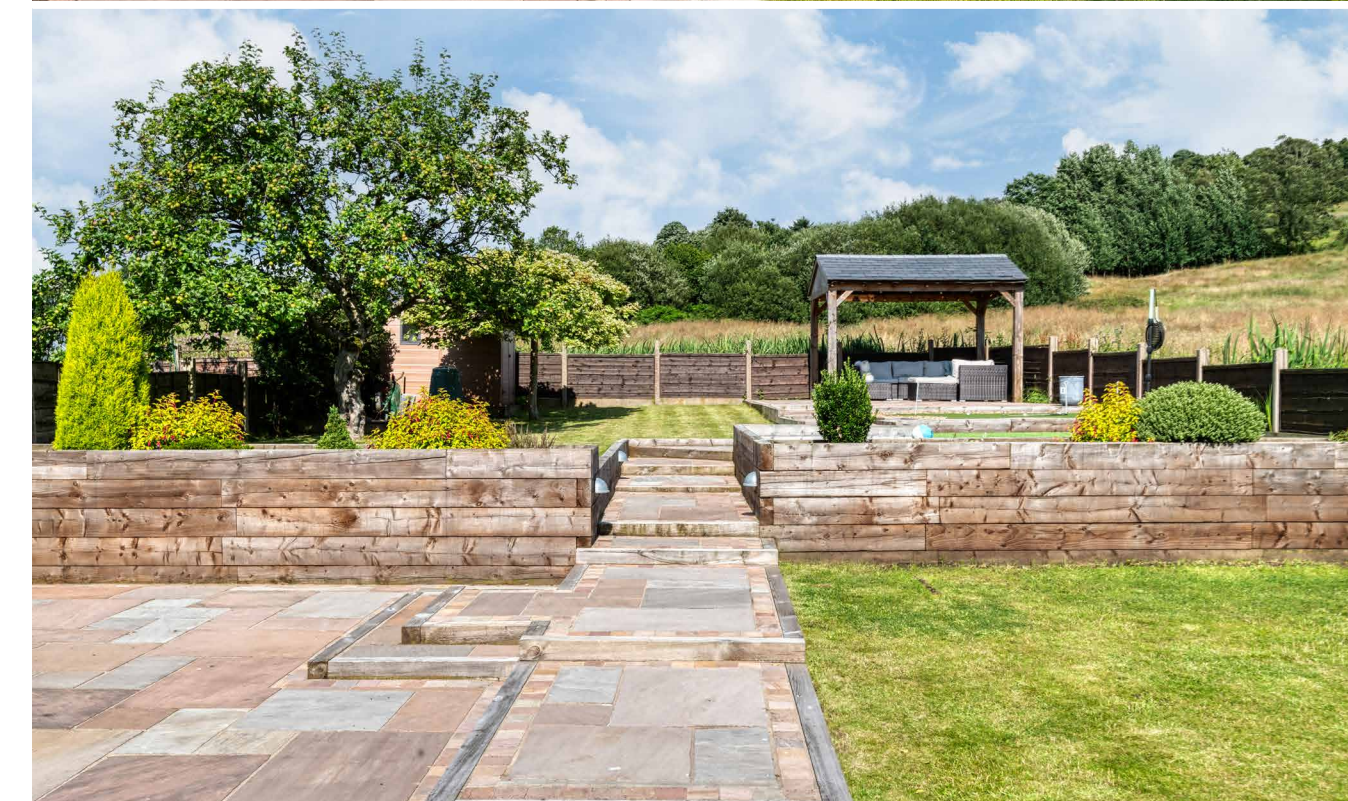


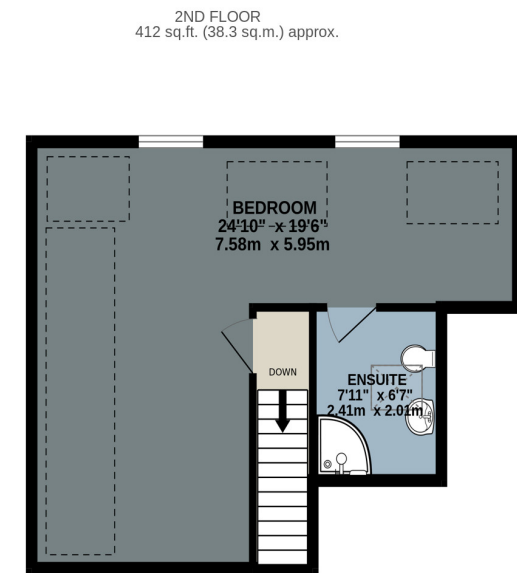
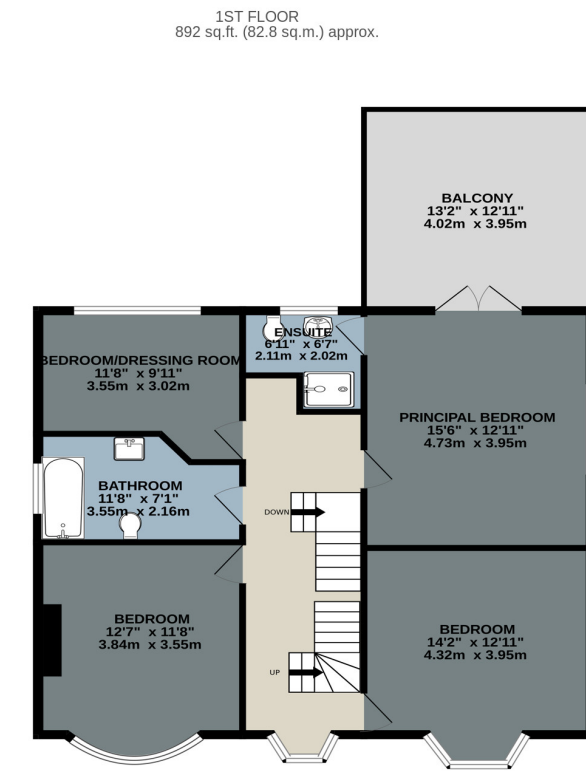
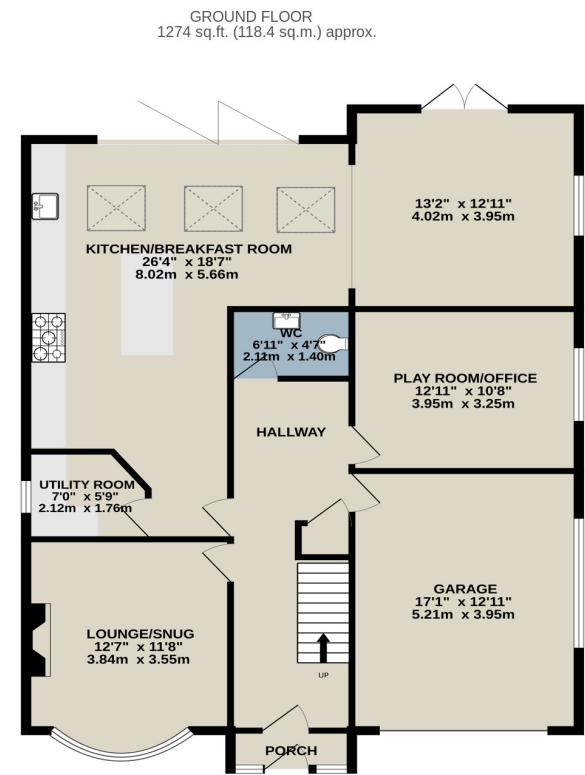
Glorious Gardens

Step outside to the 150 ft garden, a true oasis for all ages.

Sophisticated patio areas and a pagoda with installed lighting and power points, offer idyllic spots for evening gin and tonics with stunning views of Werneth Low.

Children will delight in the ample play areas, large enough for football games, while adults can enjoy the putting green.





Key Features & Details

- Fabulous family home with three receptions, five bedrooms and four bathrooms
- Off road parking for several cars plus garage
- Open Aspect views to the rear with over 150ft garden
- Large family/kitchen/dining area over-looking the rear garden
- Principal bedroom with ensuite and balcony with beautiful views
- Within easy reach of good transport links
- Freehold/ Leasehold
- Council tax band E
- Driveway for several cars
- Loft - Boarded with a light
- Walking distance into Romiley and Woodley
- Walking distance to two train stations
- In catchment for some good schools
- Manchester Airport 25 minute driveway

TOTAL FLOOR AREA : 2579 sq.ft. (239.6 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	59	76
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Out & About

Werneth Road is a 10-minute walk from the centre of Woodley where you will find a small selection of independent and high street shops, including a local greengrocer and butchers.

You are also only a 15-minute walk from Romiley village with a range of restaurants, wine bar and micro pub plus swimming pool/gym and amateur dramatics theatre. Foodie Fridays are a very popular event!

On your doorstep is The Foresters Arms, also known as 'The Piggy' which serves up delicious food and in the summer months has regular LIVE music events on the outdoor terrace - 'Gig at the Pig'.

There are country walks and bike rides from your front door, so no need to venture far to take in the fresh air.

Close to a number of train stations which gives you access to the bright lights of Manchester city centre inside 30 minutes - ideal for commuting and for pleasure. You can easily access the motorway networks to take you across Greater Manchester and beyond. Manchester Airport is just a 25-minute drive away.



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Woodley, Stockport

Presented By

ON THE MOVE

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