



Pennine Road

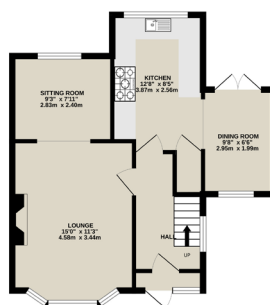
- Woodley -

Welcome to Pennine Road a fabulous family home on a corner plot, this property has been extended to offer four bedrooms and separate dining area.

KEY POINTS

- Extended four-bedroom home
- Garage and off-road parking
- Two/three reception rooms
- Werneth Low a short walk away
- Shops and amenities within easy reach
- Public Transport and motorway networks close by

GROUND FLOOR
482 sq ft (44.8 sq m) approx.



1ST FLOOR
455 sq ft (42.3 sq m) approx.



TOTAL FLOOR AREA: 938 sq ft (87.1 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error or omission of the same. The plan is for information only and should not be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee as to their operability or delivery can be given. Made with SketchUp 2021



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Sitting on a corner plot this home is elevated off the road, once inside the house you have views over the houses opposite and a light and airy feel.

On entrance you have a vestibule leading to a welcoming hallway. To the left is your cozy living room, this is dual aspect room as it stretches the full width of the house giving it a light and bright feel.

Straight ahead is your fitted kitchen which has all the required appliances and plenty of storage and worktop space for those that like to cook. Leading from the kitchen is your separate dining room which could also be used as a separate sitting room/playroom or office.

There are patio doors leading out to the garden so you can enjoy the warmer days.

Upstairs the extension gives you a good size single bedroom ideal for a child/teenager, dressing room or office.

There is a further single bedroom currently used as an office at the front of the house. The two further bedrooms are both doubles one to the front and one to the rear.

The family bathroom completes the first floor, there is three-piece white suite with shower over the bath.

Outside

This property sits on a corner plot and has a pretty front garden. To the rear there is a paved garden with flower beds and plenty of space to enjoy a BBQ with friends and family. You also have a garage with off road parking.

Where it is

Pennine 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.

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.



TECHNICAL DETAILS

- Leasehold
- Council Tax Band D
- Boiler Location – Landing Cupboard
- Boiler Type and Age – Gas - @10 years old
- Loft: Part Boarded
- Date of Extension - 2000
- Ground Rent - £10 per annum – 934 years remaining on the lease

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