



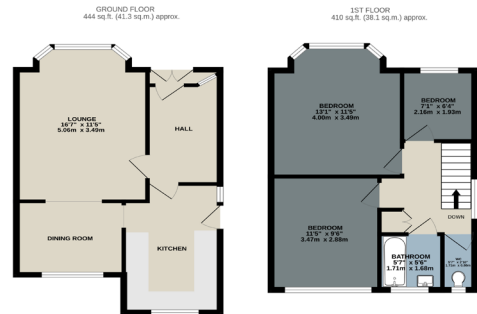
# Boundary Close

- Woodley -

Boundary Close is a warm and welcoming family home, loved for many years it is now looking for a new owner.

## KEY POINTS

- Semi-detached property on quiet cul de sac
- Two spacious reception rooms, three bedrooms
- Dining room overlooking rear the garden
- Walking distance to open countryside
- Corner plot, parking for several cars
- Sunny garden ideal for children to play
- No chain



TOTAL FLOOR AREA: 854 sq ft (79.4 sq m) approx.



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This property is a few minutes drive from the centre of Romiley village with its fabulous range of independent shops, bars/restaurants, and train station to take you further afield.

Commanding a prime position on a popular cul de sac, this property has all the kerb appeal you could wish for. The porch welcomes you in and is the perfect spot for muddy boots and shoes.

There is space for all the family to share, plus an opportunity at the rear of the property to create the ideal kitchen/dining space subject to planning permission, over-looking the pretty rear garden.

The hallway leads to the comfortable living room. You can snuggle under the throws around the fireplace and watch movies together. With space for any combination of sofas and views over the front garden.

The open plan dining area sits at the rear of the property overlooking the rear garden.

The kitchen is ready for a makeover, but it currently has plenty of work tops and space for all the essential appliances.

There is handy access to the rear garden and driveway so the weekly shopping can be easily unpacked.

#### Why View

Head up to the first floor where the family living space continues, there are two double bedrooms and one single all in need of some redecoration to bring them up to date for a modern family. A generous landing gives you that feeling of space and light so important with a family home such as this.

The first double bedroom to your right is at the back of the property overlooking the rear garden and could easily be used as the principal bedroom.

The current principal bedroom sits at the front of the property and has ample space for a king-sized bed and wardrobes. Finally, a single bedroom overlooking the front of the property is large enough for a single bed and storage but would make an indulgent dressing room or office space for those working from home. The family bathroom with large bath and shower over the top has a separate wc next door.

This mature garden is perfectly laid out on three sides, with a lawn to the side and rear and mature shrubs at the front of the property.

To the rear is a private oasis, a large lawn for games of football and even space for a trampoline. The driveway can easily accommodate several cars and there is an opportunity to extend if needed.

#### Out and About

Boundary Close is a 15-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 20-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: 935 years £10 PA
- Council Tax Band - D
- Boiler Type - Standard
- Loft- Partially boarded, light & ladder
- Driveway for several vehicles
- 5-minute drive to Romiley train station
- 25 Minute drive to Manchester Airport/Manchester City Centre
- Fabulous Walks from your doorstep

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	91-100		
B	81-90		
C	71-80		
D	61-70		
E	51-60	56	70
F	41-50		
G	1-40		
Not energy efficient - higher running costs			
England & Wales			



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