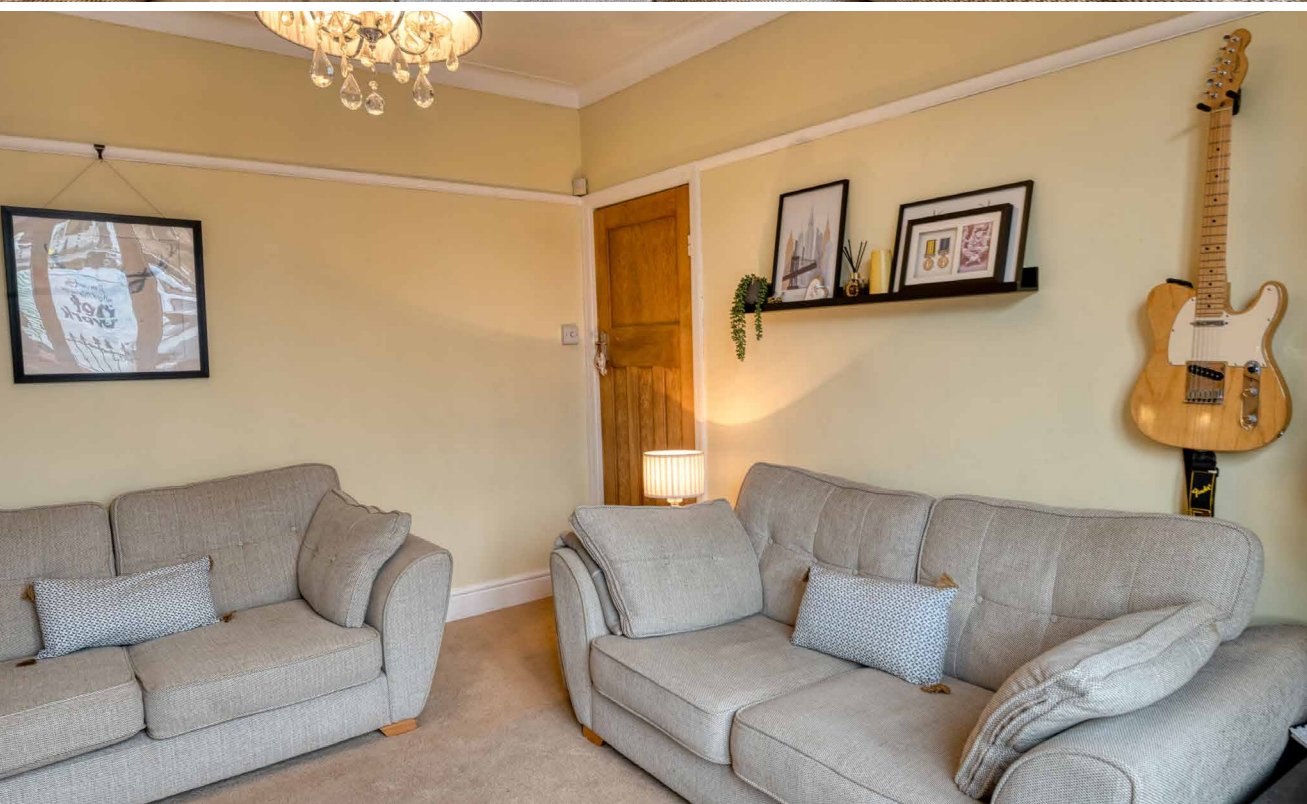




Werneth Road

Woodley

 JARDINE
ESTATES



Family Living

Situated on the popular Werneth Road this fabulous, detached home is looking for a new family to enjoy it as much as the current ones have.

The grand brick porch and hallway with oak flooring welcomes you into the spacious ground floor.

This home is brimming with possibilities for enjoying family life. There are three reception rooms in total giving you plenty of choice to enjoy your own space or to have the extended family over for dinner.

The children could have their own TV room whilst the adults can enjoy a quiet evening in-front of one of the stunning fireplaces in either sitting room.

The front lounge has a welcoming gas fire for chilly evenings and space for several sofas. The current owners have preserved the original features throughout the property and this room is no exception.





Entertaining Heaven

The stunning rear reception room will take your breath away, you have a cosy sitting room with a stunning fireplace and original features.

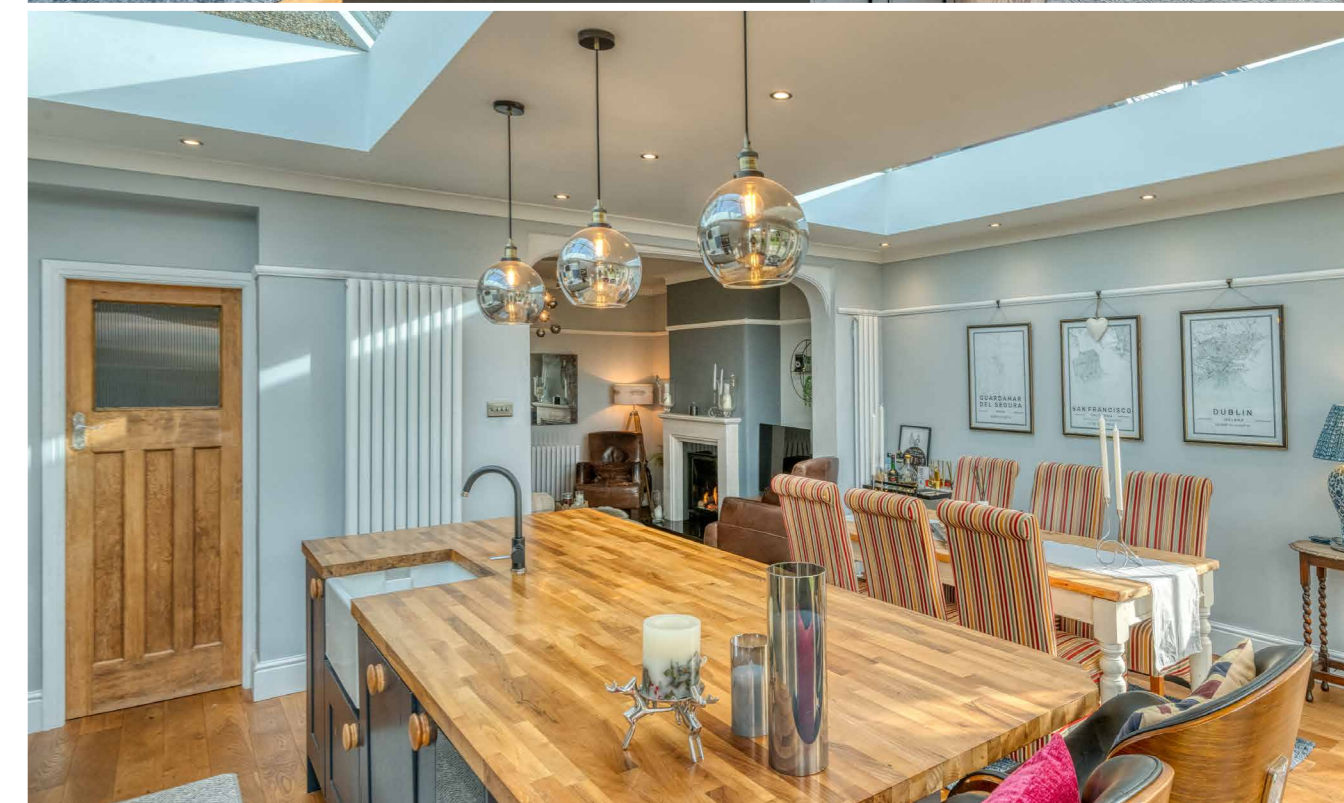
The open plan kitchen/diner comes with a large island as the focal point with integrated appliances including dishwasher, Neff oven, microwave, induction hob, wine fridge and fridge/freezer.

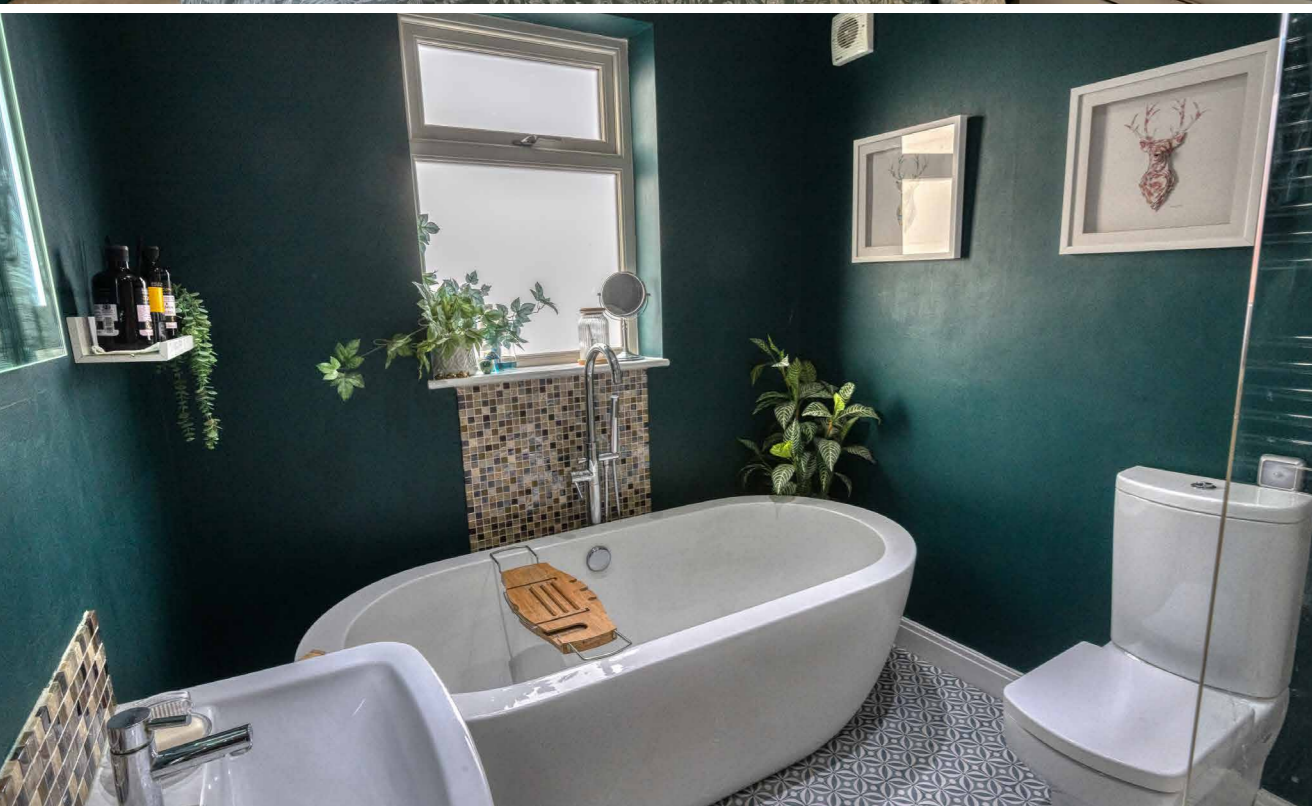
There are cupboards galore and plenty of worktop space for those that like to cook. The kitchen also gives access to the rear garden, so you can keep your eye on the children while you prepare dinner.

The dining room and kitchen are flooded with day light from the stunning glass lanterns above and when the light starts to fade you have remote controls blinds to keep this room nice and cosy.

The separate utility area is the icing on this spectacular cake. Lots of storage, integrated washer/ dryer, additional fridge and even a separate sink so all of the dirty dishes can be hidden while you entertain in the open plan kitchen and dining room.

The current owners have fitted a handy downstairs WC under the staircase for visiting guests and those with small children.





Bedroom Bliss

Upstairs is the perfect combination of bedrooms for a growing family. The principal bedroom at the front of the property has a stunning bay window and views over Werneth Low Country Park. With lots of fitted wardrobes and room for a king-sized bed.

The second double overlooks the rear garden with fitted wardrobes and space for a king-sized bed.

The final single has a beautiful character window and is currently used as a home office. The room has space for the current owner's clever desk- system which turns into a double bed for visiting guests.

The family bathroom has a white suite with glamorous free standing, double ended bath and separate shower cubicle.





Gardens

Outside the sunny rear garden has been lovingly planted and tended by the current owners. An array of mature shrubs awaits, plus a garden room with electricity, the perfect place to spend a lazy afternoon with a good book.

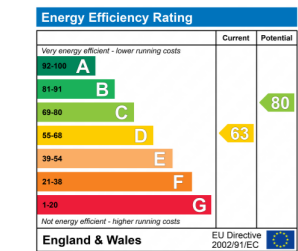
There is currently off-road parking for several cars, plus a garage and EV car charger.



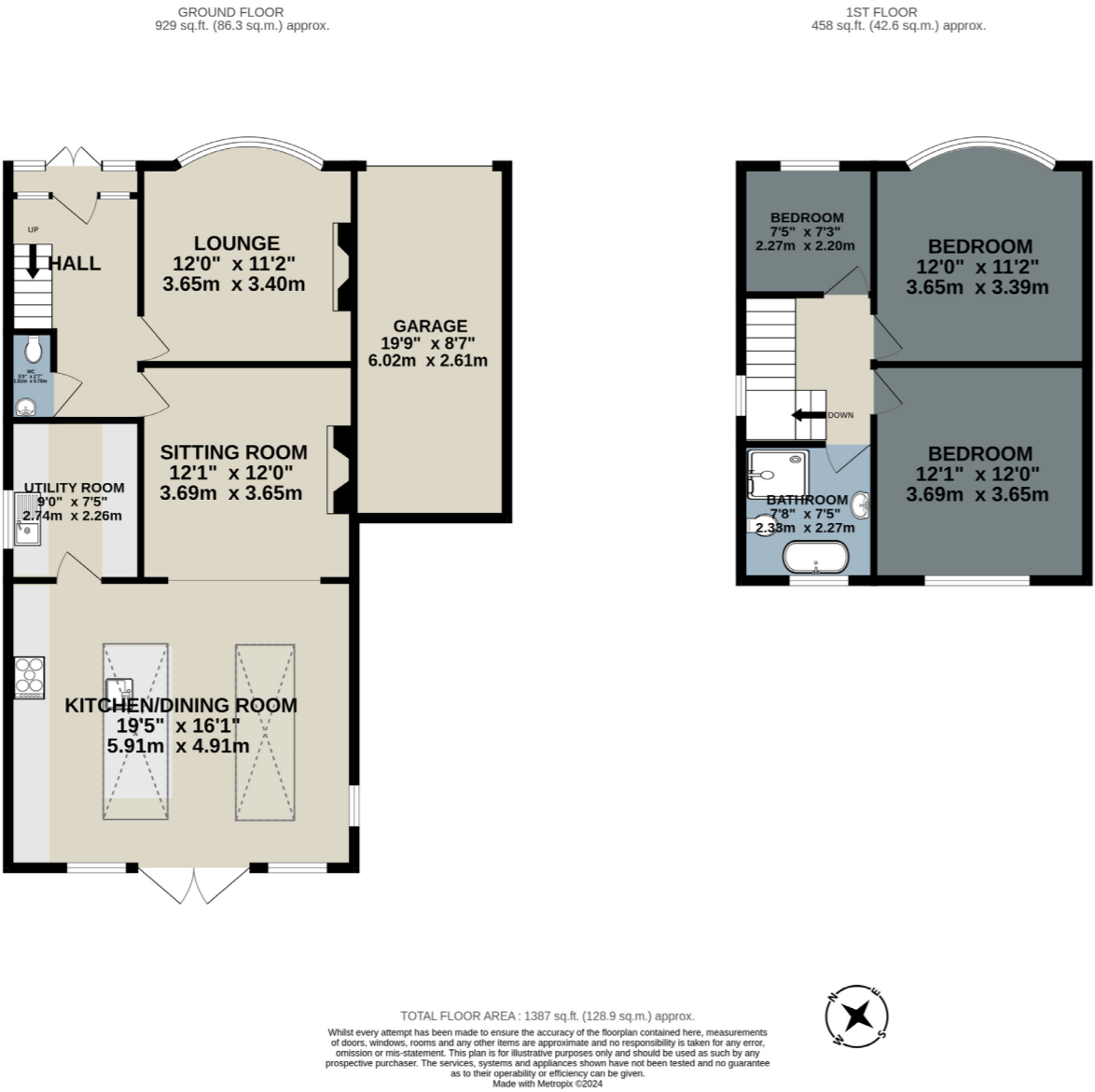
Finer Details

- Fabulous, detached family home in a great position
- Stunning open plan kitchen, dining room and sitting room
- Downstairs wc
- Three superb bedrooms
- Sunny, landscaped rear garden
- Off road parking for several cars
- Garage
- Excellent living space for all the family
- Freehold
- Council Tax Band: E
- Boiler Type – Gas Combination
- Boiler location – Loft
- Double glazed throughout.
- Loft: Partially boarded with light
- Driveway for several cars plus EV charger
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

EPC



Floorplan



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.

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.



Werneth Road

Woodley

Presented By



JARDINE
ESTATES

0161 871 7071

287 Stockport Road

Gee Cross

Hyde

SK14 5RF

www.jardineestates.co.uk