



Woodley Bank House, Woodley Bank, Gee Cross

19th Century house with original features • Large kitchen • Three double bedrooms • Close to Woodley and Hyde • 25 Minutes from Manchester City Centre & Airport • Walks and cycling on your doorstep • Rural lifestyle with easy access to rail links & motorway networks





Packed with original features and rooms for all of the family this is an exciting project to create a unique family home, there is a calm and relaxed atmosphere from the moment you arrive home.

Surrounded by views of Werneth Low but only 20 minutes away from the bright lights of Manchester City Centre. With a local train station in Woodley a few minutes away and excellent road links to the motorway network and Manchester international airport, the location is perfect.

Come inside to a welcoming porch where you will notice original stained-glass windows and heavy wooden doors giving you a glimpse of the property's history. Through now to the formal dining room which is magnificent, so many happy memories have been made here. The large bay window lets in lots of light and the fireplace gives an air of grandeur.

The original wooden floor can be seen next door in the front sitting room. Again, with a large bay window and has feature windows on either side of the brick-built fireplace. There is plenty of space for any number of sofas and chairs so you can gather the whole family comfortably for those special occasions.

Wander through to the back of the property now where you will find your spacious kitchen, utility room, conservatory and downstairs wc. The kitchen has space for a table for relaxed meals, lots of work top space and windows on both sides flooding it with light and views over the cottage garden at the rear.

Your handy utility room is tucked away and accessed from the hallway, a great place for the washing machine and an abundance of extra storage.

The conservatory was added to make the most of the peace and tranquillity at the back of the property and to enjoy the garden no matter what the weather.

Head up your original staircase and pause on the large landing before heading up to the first floor. You will find a choice of three delightful bedrooms and two bathrooms. Wander into your principal suite, with views overlooking Werneth Low there is room for a super king-sized bed and any number of wardrobes. The addition of an en suite complete with shower to wake you up in the mornings is a welcome modern addition to this beautiful home. Across the landing you have a further two generous double bedrooms and the family bathroom. With a separate shower cubicle and statement roll top bath where you can soak all of your worries away. Behind an oak door is a hidden staircase leading to the second floor of this property. Currently split into two large rooms it is perfect for storing all of the family's things.

The property sits back from the main road hidden behind mature trees. The driveway takes you to the rear of the property where you will find off road parking for three vehicles or more and two garages plus further storage.

Outside is the perfect place to entertain or relax in your private south facing garden, enjoy a peaceful cup of tea in the morning or fire up the BBQ and party till the sunsets. It features many beautiful plants and flowers which the previous owner curated over many years.

Chances are you'll head to Romiley or Woodley for your day-to-day essentials. In addition to the schools, you'll find many local businesses, a Sainsburys Local, plenty of cafes, pubs and restaurants to choose from.

If you need to get into Manchester for work or play, it's a 25-minute drive. Alternatively, you could leave the car at nearby Bredbury station. With frequent connections to Piccadilly throughout the day, if you time it well you can be alighting in the city centre in around 20 minutes.



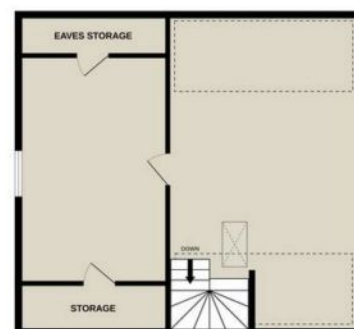
GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



2ND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2499 sq.ft. (232.1 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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