



Edinburgh Drive, Woodley, Stockport

Leasehold

Semi-detached dormer bungalow • Three double bedrooms • Open plan family living space • Cul-de-sac location • Corner plot with wrap around garden • Driveway • Easterly facing rear garden and patio areas for family and friends to spend time together • Countryside on your doorstep





Edinburgh Drive is a corner plot set at the end of a popular cul-de-sac in Woodley, close to transport links and countryside walks. The property is set back from the road with gardens all around and a driveway. Through the front door you enter a small vestibule which flows nicely into the kitchen dining and sitting area. This room was designed by the current owners and is the perfect space for family living.

The cream kitchen has lots of work top space and plenty of storage with integrated fridge freezer and dishwasher. There is a handy utility room with a wc, room for a washer and dryer and further storage. A large dining table and bench seating has held many happy family gatherings; a large sofa is the perfect spot to relax after the Sunday roast. In warmer days open the bi fold doors onto the landscaped garden. Sunny patios, raised beds and an artificial lawn make this a perfect garden to relax in without the maintenance.

Back through the kitchen to the separate lounge. This welcoming, cosy lounge has room for any number of sofas and chairs, views over the side garden and a stunning log burner for the winter months.

The principal bedroom is on the ground floor; you have a choice of any combination of wardrobes and beds with the added bonus of a large walk-in wardrobe with internal lighting.

The family bathroom is fully equipped with a double ended bath and large walk in shower for busy mornings.

The family bathroom is fully equipped with a double ended bath and large walk in shower for busy mornings. Upstairs you will find two generous double bedrooms. In both rooms the space allows for a double bed with bedside tables plus additional drawer units. Both rooms have additional storage in the eaves.

Out and About

Edinburgh Drive 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.

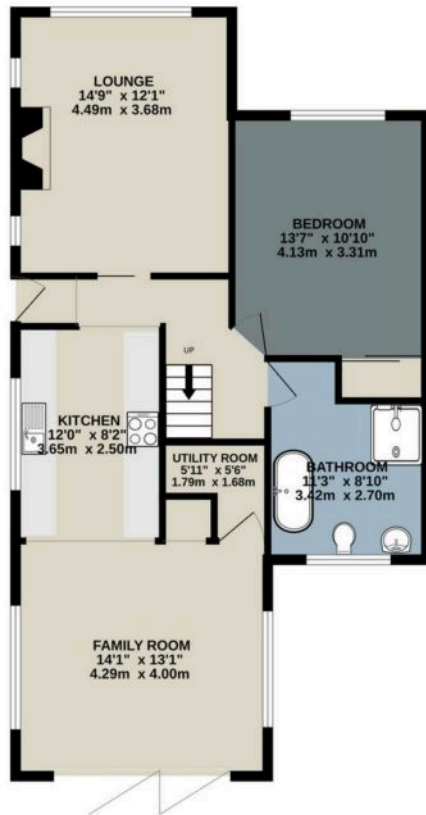
Council Tax band: D

Tenure: Leasehold

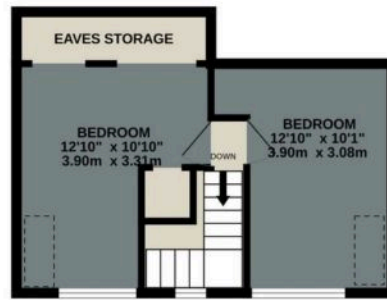
EPC Energy Efficiency Rating: D



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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