



# CRESTWOOD HOUSE

WERNETH ROAD





# A warm welcome awaits you at this much-loved family home.

Set back from the road with lots of off-road parking this period property occupies a prestigious position on Werneth Road. Private yet still very much part of a thriving community and perched between Romiley and Woodley you have the best of both worlds. Access to fabulous countryside, good schools, local independent shops and train stations for work or pleasure.

Every care has been taken in the refurbishment of this family home.







As you approach, the driveway and entrance make you feel that you are about to experience a very special home. There is a handy porch for kicking off your muddy shoes and wet coats before entering the welcoming hallway.







Wander through into your first sitting room, with stylish bay window and oak flooring this is the place to wind down, throw on your cashmere blanket and enjoy a good book or catch up on the latest period drama. The open fire and period features add an air of grandeur.







Take a left from the hallway and  
get ready to be wowed...the most  
beautiful dining room awaits,  
with a bay window, seating for  
friends and family at Christmas  
and a gas log burner keeping this  
room snug and warm.







Linked to this room is the playroom, beautiful, fitted furniture ensures this is a neat and tidy space. Through the French doors with exquisite, stained-glass detailing is the large conservatory. The Amtico flooring makes this space practical and stylish. Brimming with light you can throw open the patio doors and enjoy the cool breeze on a summers day or hunker down in the winter and gather the family round for board games and hot chocolate.







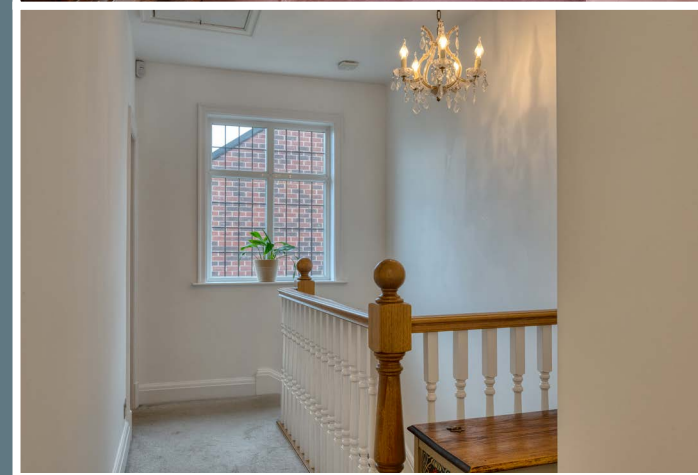
The conservatory links into the kitchen so you can supervise homework while cooking the dinner. The kitchen certainly ticks the boxes for family living, a light and bright room that gives you endless possibilities. The kitchen has integrated fridge freezer, space for a dishwasher, double oven and is a cook's dream. An adjoining utility space is the perfect spot for muddy football kits and damp dogs after your long walk. There is a ground floor wc for visiting family and friends, and a generous hallway has plenty of room for storage.







Head up the stairs to the first floor where the superb family living space continues. There are five bedrooms in total, four of which are fabulous double bedrooms plus the Principal suite which has all the ingredients to add it to the list of wow rooms at this home. From the landing head straight into the single bedroom, currently used as the children's craft room it can easily fit a single bed, wardrobe and further storage if required. The family bathroom has a separate shower cubicle and a large bath for younger children to enjoy. Bedroom two has a stunning bay window with views stretching across to Werneth Low. A double bed and wardrobe make this an ideal room for a visit guest or a very lucky teenager.







The Principal suite sits in the middle of the property overlooking the rear garden with views towards Manchester City Centre. There is an original fireplace, space for a wardrobe and the most stunning ensuite bathroom. The current owners have created a spa like oasis, large statement bath and walk in waterfall shower with under floor heating are both worthy of a place in an interior's magazine.

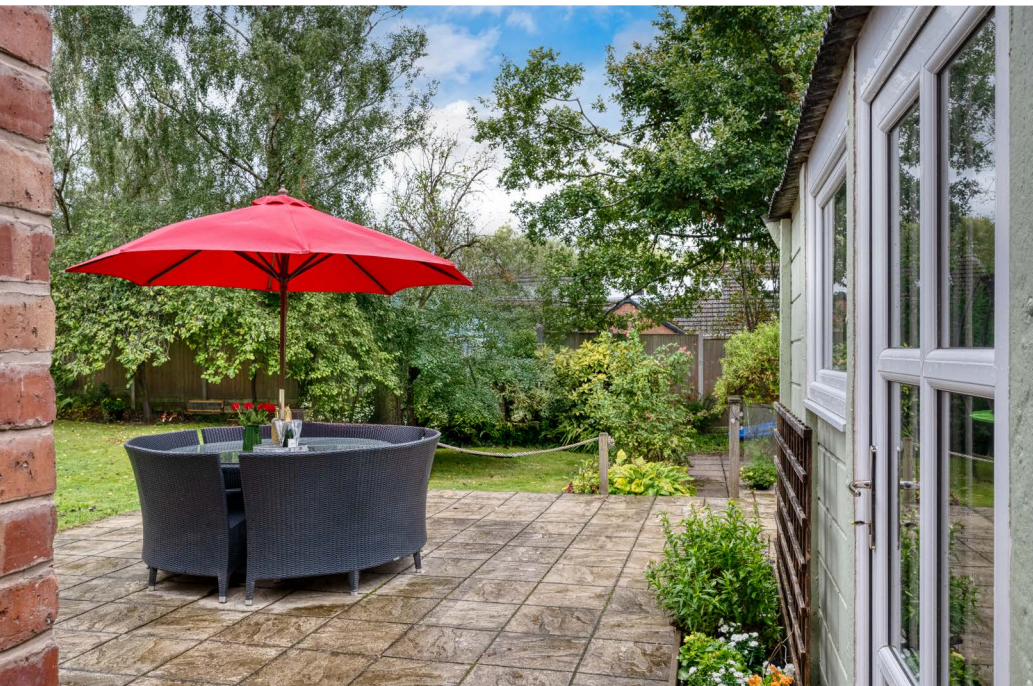




Bedroom four sits at the end of the property and is a delightful children's bedroom. Lots of space for a double bed and storage overlooking the front of the garden again with the views to Werneth Low. The fifth bedroom is currently a luxurious dressing room. Large, mirrored wardrobes and lots of further storage could be replaced by a double bed if needed.







Relax on the patio of your South facing garden and entertain family and friends with summer BBQ's. The children have a fabulous lawn to play on with enough space for their garden games. If you are green fingered and a greenhouse is on the wish list, you will be able to find a spot to fulfil the dream. The original garage has been converted and has been used as a gym, or storage for all of your outdoor equipment.







To the front there is a substantial  
hedge shielding you from the road  
and plenty of off-road parking for  
all the family, plus a garage with an  
electric roller door.



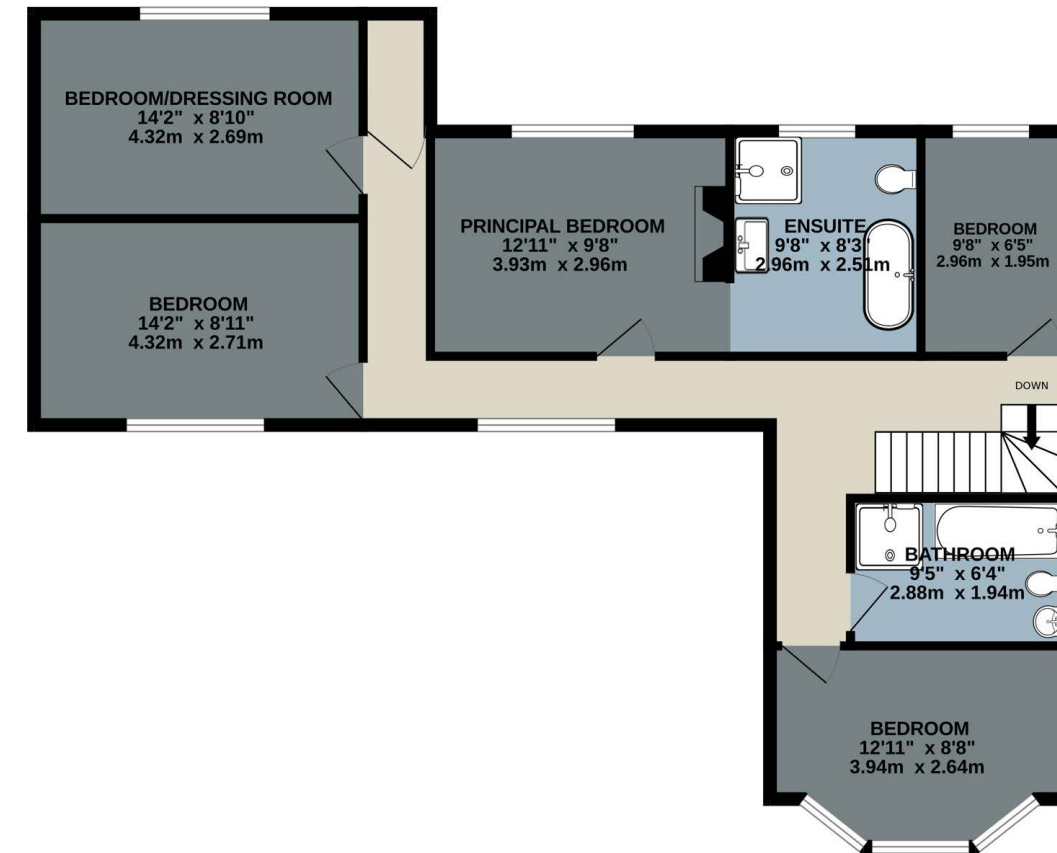
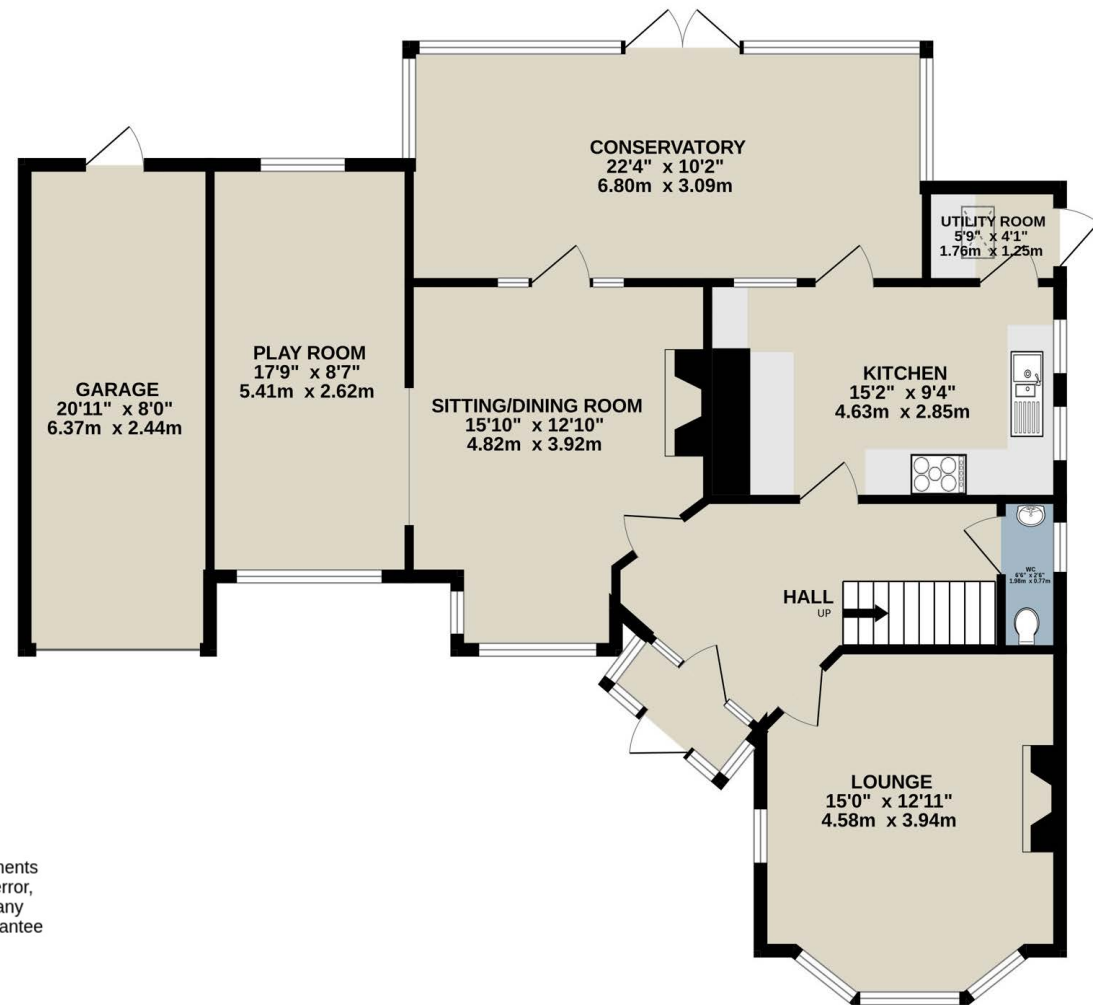




## Out & About

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.





TOTAL FLOOR AREA : 2059 sq.ft. (191.3 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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