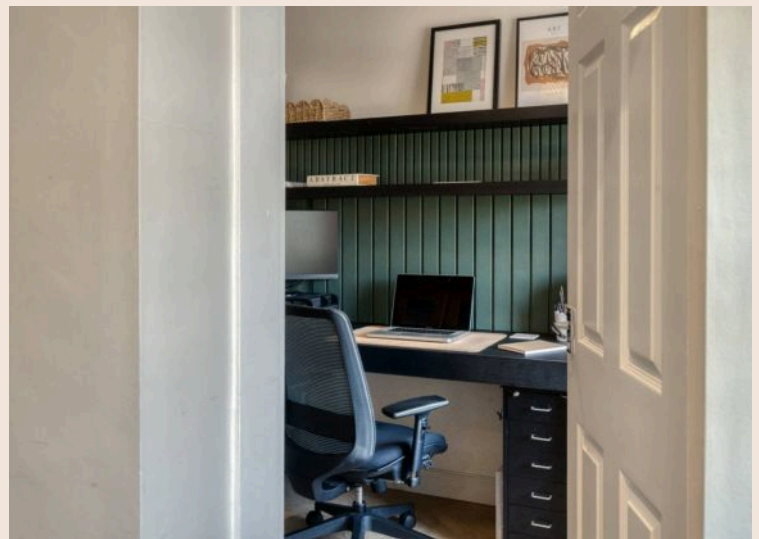




Northdown Avenue, Woodley

Leasehold

1960's Extended semi- detached property • Ideal family home within easy reach of Romiley centre • Four bedrooms plus office space • Fabulous sunny rear garden • Stunning kitchen with crittall doors out to the garden • Utility Room & downstairs shower room • Off-road parking for several cars • 5 Minute walk to Woodley train station • Quiet location • Private landscaped garden • Multiple decked patio areas • Bi-fold and sliding doors for garden access • Modern open plan kitchen with island and integrated appliances • Off-road parking (driveway) • Elegant herringbone flooring • Wood burning stove and fireplaces • Spacious bay windows with plantation shutters • Stylish modern bathrooms with walk-in showers and double basin • Dedicated home office spaces



Welcome to Northdown Avenue a superb family home on a quiet street close to local amenities. You are a stone's throw away from all the action but far enough away not to be disturbed by the hustle and bustle.

This property would suit a young family or couple looking for a home with bags of space to grow into.

On entrance you come into a generous porch area to kick off your shoes before entering your hallway which is light and airy with a herringbone wooden floor.

To the right is the home office space, plenty of room for you to work from home in comfort. This space has room for coat and shoe storage, keeping the hallway clutter free.

Back into the hallway and to your left is the most comfortable living room with space for several sofas, large bay window plus a cosy log burner to gather round on a chilly evening.

Head straight through now to the rear of the property, and step into your stunning kitchen, dining and living areas. This bright kitchen with pristine, white quartz worktops is a cook's dream. The fitted pantry cupboard with coffee station deserves a special mention as well as integrated dishwasher, fridge freezer, oven, induction hob and drinks fridge. There is a breakfast bar and space for a big family table for relaxed Sunday lunches with a separate utility room. Space for a washer and dryer, separate sink for the muddy football boots and a shower room with wc.

One of the property's standout features is the exceptional indoor-outdoor flow. The landscaped private garden is a tranquil retreat, boasting a series of decked patio areas with stylish outdoor seating, a lush lawn, mature trees, and a charming wooden pergola adorned with string lighting. Whether you're hosting summer barbeques, enjoying a quiet morning coffee, or relaxing with friends under the covered seating area, this outdoor space offers endless possibilities for relaxation and entertaining.

The first floor provides four bedrooms, two single, two doubles plus family bathroom. The bathroom has a shower over the bath, relax with a glass of wine at the end of a long day or be refreshed with the thermostatic shower in the morning. Your principal bedroom sits at the back of the property overlooking the rear garden and has space for a king-sized bed and wardrobes. The ensuite bathroom has two sinks for stress free mornings and a stunning statement shower cubicle. The second double sits at the front of the property with lots of in-built storage and room for a king-sized bed. Bedroom three is a very generous single bedroom, with space for storage and room to play on the carpet. The last bedroom is a traditional single bedroom and would make a lovely child's room or a further office if needed.

Outside: At the front of the property there is a block paved driveway with parking for several vehicles.

Where it is: Pull on your walking shoes and within a mere 5 minutes you are strolling in Werneth Low Country Park. Take a walk, feel the bite of the wind on your cheeks and reward yourself with a foamy pint at the local before heading back home.

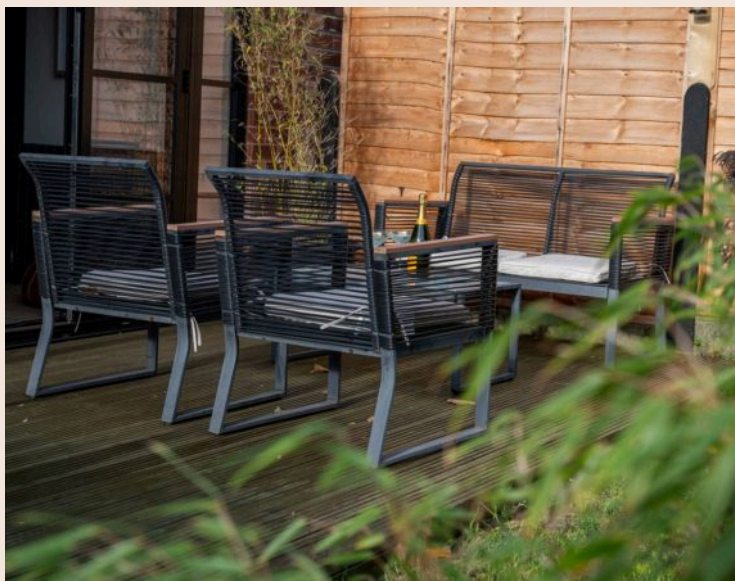
Romiley village is a fifteen-minute walk away with eateries galore in and about this area, will you opt for Italian or perhaps a more traditional carvery? With a bustling high street including a greengrocer and several butchers, a theatre and a swimming baths / gym.

You are within easy reach of good transport networks both road and rail and just 25 minutes to Manchester Airport. You can walk to Woodley train station in around 5 minutes and be in Manchester within 20 minutes.

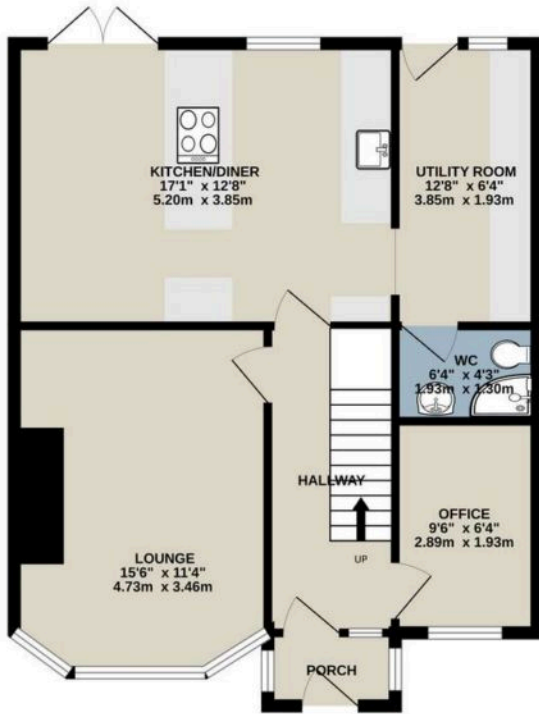
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



BASEMENT
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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.
Made with Metropix ©2025

Enjoyed Your Viewing Experience With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.



SCAN ME



**JARDINE
ESTATES**

0161 871 7071

www.jardineestates.co.uk