



Balliol Close, Woodley

Freehold

Extended 3 Bed semi Detached Dormer Bungalow • 2 Double Bedrooms and 1 single • 2 Shower Rooms • Desirable Quiet Cul De Sac Location • Larger Than Average Size of Plot • Substantial Sized Drive for multiple cars • Double Height Workshop • Close To Pennine Road for Excellent Transport links • In The Catchment for Greave Primary School





Nestled in a desirable quiet cul-de-sac location, this extended 3-bedroom semi-detached dormer bungalow offers a unique blend of charm and functionality. Boasting 1 double bedroom and a shower room downstairs and another double and a single bedroom upstairs with an additional shower room, ideal for families or those seeking a flexible space.

Through the front door you enter a spacious hallway which flows nicely into the kitchen. With two large windows and French doors opening out onto the garden, this room is flooded with natural light.

The cream kitchen has lots of work top space and plenty of storage with integrated dishwasher, oven and a 5-hob gas burner.

Back through the kitchen to the separate lounge. This welcoming, cosy room, with large bay window and feature stone fireplace has room for any number of sofas and chairs making it the perfect family space for a film night.

The dining room overlooks the rear garden. In warmer days open the French doors onto the patio area where you can enjoy your morning coffee overlooking the garden.

The principal bedroom is on the ground floor with fitted mirrored wardrobes.

The ground floor shower room was renovated in 2024 offering a modern fully equipped large walk-in shower, WC and sink. A large built-in storage cupboard gives you all your storage needs.

Upstairs you will find a further double bedroom with fitted wardrobes and space for a freestanding full length mirror. The single bedroom is a fantastic space, with room for a single bed as well as having a fitted desk and fitted wardrobes.

The second shower room comprises of a shower, WC and sink with a Velux window. Two further storage cupboards can also be found on the landing area for all your storage needs.

The outdoor space of this property is equally impressive. A large patio and lawn area provide the perfect backdrop for outdoor gatherings and relaxation, a charming setting for alfresco dining or relaxing under the sun.

Benefitting from a substantial double-length brick built workshop, which offers exceptional versatility. Featuring a UPVC window and multiple power points throughout, the space is perfectly suited for use as a DIY or hobby workshop, craft studio or additional utility area. This workshop presents exciting potential for both a home office, and garden room. A generous loft area above the workshop provides valuable additional storage accessed via hatch and loft ladder.

With a spacious driveway capable of accommodating multiple cars, convenience is prioritised without compromising on aesthetics.

Whether hosting guests or enjoying quiet moments of solitude, the outdoor spaces of this property are designed to enhance the overall living experience and complement the modern lifestyle.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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