



Pennine Road, Woodley, Stockport, SK6



88 Pennine Road, Woodley, Stockport, SK6 1JX

Asking Price **£389,950**

Three Bedroom Semi Detached	Modernised Throughout	Extended to Rear	Utility Room & Downstairs W.C	Large Driveway with Multi Vehicle Parking
Immaculately Presented	Enclosed Lawned Garden to Rear	Tenure: Leasehold	Council Tax Band: C	EPC Rating: D

Situated in a highly sought-after residential location, this beautifully presented three-bedroom semi-detached home on Pennine Road, Woodley, Stockport offers spacious, modern accommodation that has been tastefully extended and updated throughout. This attractive property presents an ideal opportunity for families or professionals seeking a home ready to move into, complete with excellent access to local amenities and transport links.

The ground floor opens to a stylish and welcoming hallway leading into a generous reception room, perfect for relaxing or entertaining guests. The rear of the property has been thoughtfully extended to create a larger modern kitchen, dining area and conservatory, complete with contemporary fittings and ample natural light. A separate utility room and convenient downstairs W.C. enhance the practicality of the ground floor layout, making it ideal for busy family life.

Upstairs comprises three well-proportioned bedrooms, all immaculately presented, along with a modern four piece family bathroom, contributing to further comfort and convenience for family members and visitors alike.

Externally, the property boasts a substantial driveway with multi-vehicle parking, making it ideal for households with more than one car. The rear garden is enclosed and laid to lawn, providing a safe and private environment for children or outdoor entertaining.

Tenure is leasehold, and the property falls under Council Tax Band C. The EPC rating is D.

This is a rare opportunity to acquire a turnkey property in a desirable location, offering a blend of modern convenience and family-friendly living. Early viewings are highly recommended to appreciate the quality and potential of this fantastic home.

Entrance Hallway

12'10" (3m 91cm) x 6'2" (1m 87cm)

uPVC entrance door with full height double glazed window to side, stairs leading to first floor, meter cupboard, understair cupboard, radiator.

Living Room

15'4" x 10'10"

uPVC double glazed bay window to front aspect, space for electric fire, radiator, open aspect through to dining area.

Dining Room

11'8" (3m 55cm) x 8'5" (2m 56cm)

With open aspect through to kitchen area, sliding double glazed doors leading to conservatory, radiator.

Conservatory

9'4" (2m 84cm) x 9'4" (2m 84cm)

uPVC double glazed conservatory with uPVC double glazed door leading to garden area

Kitchen

12'8" (3m 86cm) x 8'1" (2m 46cm)

uPVC double glazed window to rear aspect, modern range of fitted wall and base units with worksurfaces incorporating: inset one and half bowl sink unit with chrome mixer tap. Built-in electric oven with four ring gas hob and extractor filter over. Integrated dishwasher, space for tall fridge/freezer, splashback tiling, door through to utility room.

Utility Room

10'7" (3m 22cm) x 6'6" (1m 98cm)

uPVC double glazed door leading to garden area, double glazed window to rear aspect. A further matching fitted range of wall and base units with worksurfaces. Plumbing for automatic washing machine, space for tumble dryer, access to downstairs W.C and garage. Wall mounted Ideal gas central heating boiler.

Downstairs W.C

3'9" (1m 14cm) x 3'8" (1m 11cm)

Comprising of:- low level W.C, handwash basin with storage below, chrome heated towel radiator.

Landing

9'0" (2m 74cm) x 5'6" (1m 67cm)

uPVC double glazed window to side aspect, access to loft void

Bedroom One

12'7" (3m 83cm) x 11'1

uPVC double glazed window to front aspect, radiator.

Bedroom Two

11'4" (3m 45cm) x 9'2" (2m 79cm)

uPVC double glazed window to rear aspect, radiator.

Bedroom Three

6'11" (2m 10cm) x 6'4" (1m 93cm)

uPVC double glazed window to front aspect, radiator.

Bathroom

5'4" (1m 62cm) x 8'2" (2m 48cm)

uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect. Modern fitted suite comprising of:- shower cubicle, panelled bath, low level W.C, pedestal hand wash basin. Fully tiled walls, chrome heated towel rail.

Outside

Garage

9'6" (2m 89cm) x 6'10" (2m 8cm)

With roller garage door, power and lighting.

Gardens

The rear garden is attractively landscaped with a lawned area and feature decked area providing ample space for seating. The garden is enclosed by fencing, mature planting and shrubs with a timber shed to the rear. The front is hard landscaped with parking for multiple vehicles and is set back from the road.



