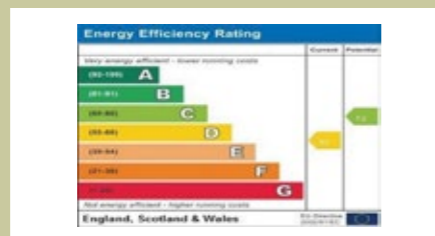
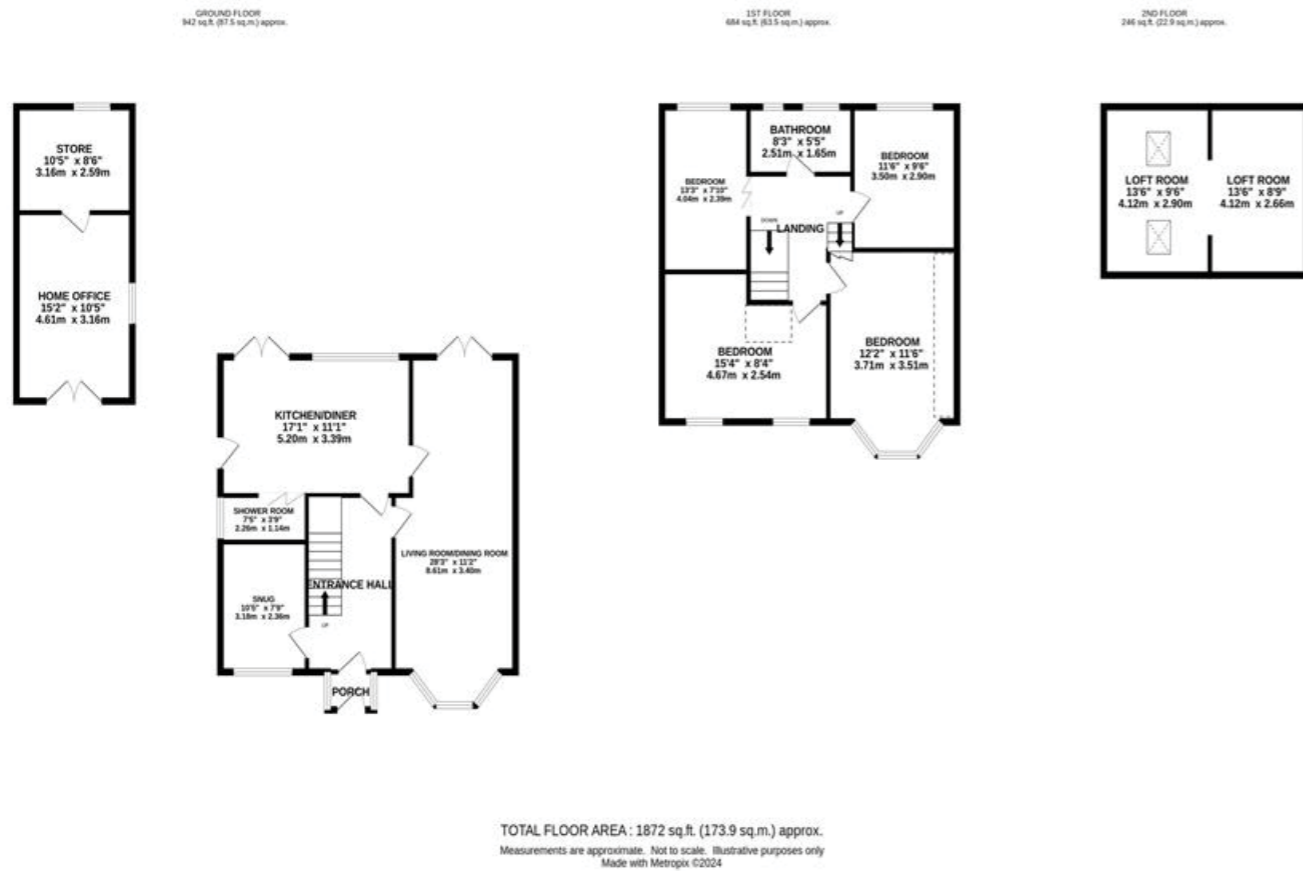


4 ASHDOWN AVENUE
Woodley
£499,950



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



A beautifully presented FOUR bedroom detached family home offering additional LOFT SPACE, detached HOME OFFICE, driveway parking and gardens.

GASCOIGNE HALMAN

- SPACIOUS FAMILY ACCOMMODATION
- LOUNGE/DINING ROOM, SNUG
- KITCHEN/DINER, DOWNSTAIRS SHOWER ROOM
- 4 DOUBLE BEDROOMS, FAMILY BATHROOM
- ADDITIONAL LOFT ROOMS

- DETACHED HOME OFFICE
- HOT TUB (AVAILABLE BY SEPARATE NEGOTIATION)
- ATTRACTIVE REAR GARDEN, AMPLE OFF-ROAD PARKING
- CONVENIENT FOR LOCAL SHOPS AND SCHOOLS

£499,950

4 ASHDOWN AVENUE

Woodley



DESCRIPTION

This attractive detached family home offers well proportioned, practical accommodation, ideal for purchasers who require additional work/hobby space. Attractively presented throughout, the extensive accommodation briefly comprises: porch, entrance hall, through lounge/dining room with glazed doors leading out to the rear garden, good sized kitchen/diner again with patio doors leading out to the garden, snug, and useful downstairs shower room. To the first floor there are four good sized bedrooms and a stylish family bathroom. On the second floor there are two loft rooms, ideal for use as hobby/play rooms or as study space.

Externally, double wrought iron gates provide access to driveway parking and a further wrought iron pedestrian gate leads to the front door. The low maintenance front garden leads down the side of the property to the pleasant rear garden which is mainly laid to lawn with large patio area ideal for outdoor entertaining and al fresco dining. There is a timber gazebo housing a hot tub (available by separate negotiation) which can be easily accessed from the main house. The detached home office/gym, is a great space and boasts an additional store room. Timber fencing to the boundaries provides a good degree of privacy and a separate rear driveway provides additional parking.

LOCATION

Woodley caters for most day to day requirements and Romiley with its' popular bars and restaurants is within easy reach. Nearby Stockport town centre offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Woodley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS
POSTCODE : SK6 1LL

TENURE

Leasehold for a term of 999 years from 14th December 1961 subject to a ground rent of £15.00 pa

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band : D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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