



AGENT **MXM**

Woodlands Drive, Offerton, SK2 5AJ

£375,000

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Extended to offer four good-sized bedrooms, this semi-detached family home has space in all the right places, including the garden, perfect for a growing family and on the doorstep of Woodbank Park.

Downstairs, you'll find two generous reception rooms, giving you all the flexibility you could ask for, whether it's a playroom for the kids, a dining room, or that essential home office set-up. There's also a downstairs WC. The property features a well-laid-out modern kitchen. A garage provides storage or potential for conversion, it also has a three-phase electrical point, and there's a driveway offering off-road parking.

Upstairs there is a spacious landing, four good bedrooms, and an updated, modern family bathroom.

And the garden? It's a great size and not overlooked perfect for summer BBQs and kids playing freely. Location-wise, it's absolutely spot on. Set in the ever-popular Offerton, you're just a short stroll from the beautiful Woodbank Park. You're also close to local schools, shops, and great transport links.

PART A

Council Tax : D

Tenure: Freehold

PART B

Property Type & Construction - Brick

Electric and Water Supply - Mains

Heating - Gas central

Sewerage - Mains

Broadband - Ultrafast

Mobile Coverage - 4G

Parking - Driveway

PART C

Building Safety -

Restrictions - None

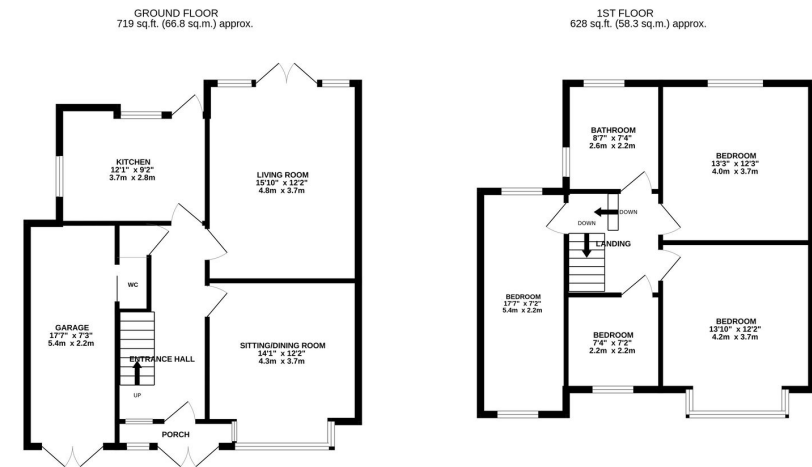
Rights & Easements - None

Flooded: No





- Ideal family home
- Four double bedrooms
- Two reception rooms
- Downstairs WC
- Property Reference EP0200
- Great location
- Extended
- Garage and driveway
- Family garden
- Modern kitchen and bathroom



TOTAL FLOOR AREA: 1347 sq. ft. (125.1 sq.m.) approx.

While every effort 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 misstatement. 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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