



Poleacre Lane, Woodley. SK6 1PG

This beautifully presented detached family home is situated on a sought-after lane on the outskirts of Woodley, close to open countryside and with direct train links to Manchester City Centre on the doorstep. The accommodation has been adapted and offers self contained, ground floor accommodation, ideal as an annexe. The property also features entrance hall, through lounge diner and extended kitchen. There is a ground floor bedroom, utility room / kitchenette, wet room and living room. To the first floor are three good sized bedrooms and bathroom with separate WC. Tenure: Freehold. Council Tax Band: D. EPC rating: D

Offers In Excess of £475,000



LIVING ROOM

21' 3" x 12' 11" (6.47m x 3.93m)



GROUND FLOOR BEDROOM

12' 9" x 11' 7" (3.88m x 3.53m)



KITCHEN

18' 4" x 9' 11" (5.58m x 3.02m)



MODERN FAMILY BATHROOM

8' 3" x 5' 4" (2.51m x 1.62m)



DINING AREA



MASTER BEDROOM

12' 10" x 11' 10" (3.91m x 3.60m)



SNUG

10' 6" x 8' 11" (3.20m x 2.72m)

BEDROOM THREE

8' 10" x 6' 11" (2.69m x 2.11m)



GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.

GROUND FLOOR WETROOM

5' 10" x 4' 1" (1.78m x 1.24m)



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 layout, appearance and appliances shown herein are not intended and no guarantee as to their operability or efficiency can be given.
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