



Werneth Road, Woodley, SK6 1HR

Greatly extended and fully renovated in recent years, this stunning family detached house is situated on one of Woodley's most sought-after, prestige roads and offers well-proportioned rooms and a luxurious lifestyle. In addition to the family accommodation, a 15ft garden room will facilitate outdoor entertaining or provide a comfortable work room, office or gym. The property offers a 23ft living room in addition to a stunning 19ft dining kitchen, utility room, a study and w.c all to the ground floor whilst the first floor offers a spacious landing, superb 16ft square master bedroom with Juliet balcony over-looking the rear garden and a luxury en-suite shower room, a second spacious bedroom also boasting an en-suite shower room cont'd over

Price Guide: £750,000



Cont'd.... two further double bedrooms and a luxurious family bathroom. The property is slightly elevated from the road behind a block paved frontage that provides ample parking and leads to the integral garage. The rear garden enjoys a sunny aspect, a welcome degree of privacy and includes a raised landscaped seating area in addition to the garden room. Tenure: Freehold. Council Tax band: E. EPC rating: TBC.

ENTRANCE HALL

14' 6" x 6' 11" (4.42m x 2.11m)

DOWNSTAIRS W.C.

7' 5" x 3' 7" (2.26m x 1.09m)

LIVING ROOM

15' 7" x 13' 3" (4.75m x 4.04m)



STUDY

9' 8" x 7' 8" (2.94m x 2.34m)

DINING KITCHEN

12' 10" x 9' 0" (3.91m x 2.74m)



UTILITY ROOM

12' 10" x 9' 0" (3.91m x 2.74m)

FIRST FLOOR LANDING

12' 10" x 9' 0" (3.91m x 2.74m)

MASTER BEDROOM

15' 0" x 12' 8" (4.57m x 3.86m)



MASTER EN-SUITE SHOWER ROOM

15' 0" x 12' 8" (4.57m x 3.86m)



BEDROOM TWO

13' 1" x 10' 11" (3.98m x 3.32m)



EN-SUITE SHOWER ROOM

15' 0" x 12' 8" (4.57m x 3.86m)

BEDROOM THREE

12' 1" x 8' 5" (3.68m x 2.56m)

BEDROOM FOUR

15' 0" x 12' 8" (4.57m x 3.86m)

LUXURY FAMILY BATHROOM

6' 9" x 5' 2" (2.06m x 1.57m)



GARDEN ROOM
6' 9" x 5' 2" (2.06m x 1.57m)



INTEGRAL GARAGE
6' 9" x 5' 2" (2.06m x 1.57m)

OUTSIDE

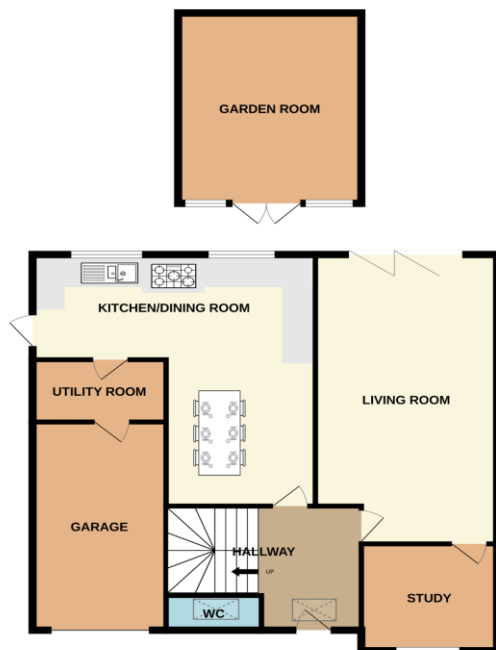


VIEWING ARRANGEMENTS
Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - To Follow
Tenure: Freehold
Council Tax Band: E

GROUND FLOOR

1ST FLOOR



Whilst every attempt 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 mis-statement. 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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Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com