



## Werneth Road, Woodley, SK6 1HR

This surprisingly spacious, bay-fronted semi-detached house is located on one of Woodley's most sought-after roads close to the attractive open countryside of Werneth Low and within easy walking distance of well-regarded primary schools. The accommodation includes an entrance porch, large living/dining room with a useful study recess to one corner, a further sitting room, conservatory, 17ft fitted kitchen and an attached 33ft garage all to the ground floor. On the first floor are a landing, three bedrooms and a family bathroom. The property is set behind a block-paved driveway whilst to the rear there is an attractive, private garden with a useful garden room.

Tenure: Freehold. Council Tax Band: D. EPC Rating: D

Price Guide: £350,000





### ENTRANCE PORCH

### LIVING/DINING ROOM

18' 10" x 15' 8" into STUDY AREA  
(5.74m x 4.77m)



### STUDY RECESS



### SITTING ROOM

11' 10" x 11' 6" (3.60m x 3.50m)



### CONSERVATORY

15' 2" x 9' 8" (4.62m x 2.94m)



### KITCHEN

17' 6" x 6' 9" (5.33m x 2.06m)

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 9" x 11' 5" into wardrobes (3.58m x 3.48m)



### BEDROOM TWO

11' 9" x 11' 5" max (3.58m x 3.48m)



### BEDROOM THREE

7' 8" x 7' 3" (2.34m x 2.21m)

### BATHROOM

7' 5" x 6' 7" (2.26m x 2.01m)



### ATTACHED GARAGE

33' 3" x 7' 5" (10.13m x 2.26m)

### GARDEN ROOM

11' 6" x 7' 5" (3.50m x 2.26m)

### VIEWING ARRANGEMENTS

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



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