



Harrisons Drive, Woodley, SK6 1JY

Contemporary styled 5 bedroom detached home offered with NO ONWARD CHAIN. Located on a sought after cul-de-sac with Werneth Low on the doorstep and Woodley and Greave Primary Schools close by, this is sure to be a popular choice for families. Featuring: Entrance porch, reception hall, large lounge, family room, fabulous open plan fitted dining kitchen with central island, double oven, induction hob, extractor, and dishwasher along with bi-fold doors to the gardens, utility room, additional ground floor shower room, 5 good sized bedrooms and family bathroom with separate shower enclosure. Gas central heating is installed along with double glazing and outside there is a block paved driveway to the front providing plenty of parking and generous sized landscaped rear gardens and patio. This is a fabulous family home that is sure to create much interest. Council Tax

Band: E. Energy Rating: D. Tenure: Freehold.

Price Guide: Offers Over £550,000



ENTRANCE PORCH

4' 10" x 2' 10" (1.47m x 0.86m)

RECEPTION HALL

13' 6" x 8' 1" (4.11m x 2.46m)

LOUNGE

25' 6" plus bay x 10' 10" (7.77m x 3.30m)



OPEN PLAN DINING KITCHEN

24' 0" x 21' 0" widest points (7.31m x 6.40m)



UTILITY ROOM

11' 8" x 4' 4" (3.55m x 1.32m)

ADDITIONAL GROUND FLOOR SHOWER ROOM

6' 3" x 4' 1" (1.90m x 1.24m)



FAMILY ROOM

16' 3" x 8' 5" (4.95m x 2.56m)



LANDING

BEDROOM ONE

14' 8" into bay x 11' 0" (4.47m x 3.35m)



BEDROOM TWO

13' 0" x 11' 0" (3.96m x 3.35m)



BEDROOM THREE
13' 6" into recess x 8' 5" (4.11m x 2.56m)



BEDROOM FOUR
10' 7" plus recess x 8' 5" (3.22m x 2.56m)

BEDROOM FIVE/DRESSING ROOM
8' 7" x 8' 2" (2.61m x 2.49m)

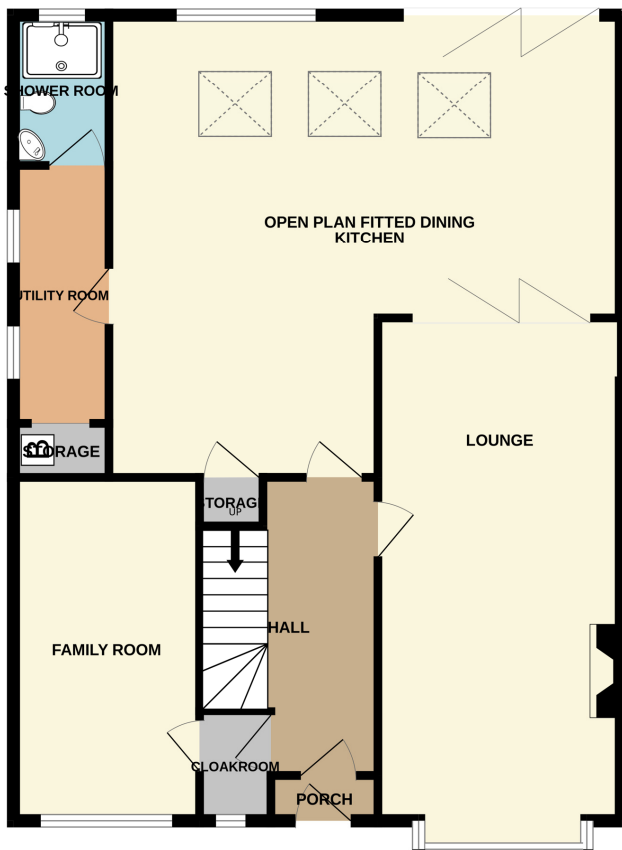
FAMILY BATHROOM
9' 1" x 8' 0" (2.77m x 2.44m)



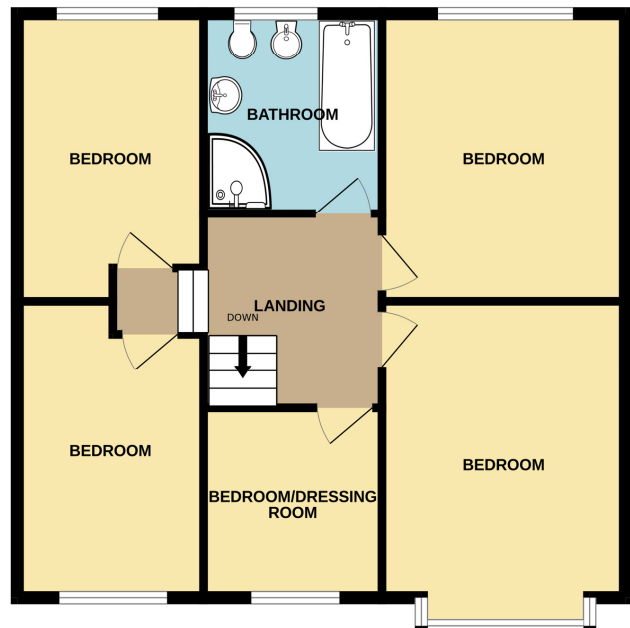
OUTSIDE



GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1758 sq.ft. (163.4 sq.m.) approx.

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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