



## Cambridge Drive, Woodley, SK6 1HX

This STUNNING CONTEMPORARY STYLED 4 bedroom dormer bungalow has been re-furnished and re-modelled to provide a 'ready to move into' stylish family home with a bespoke range of fixtures and fittings throughout. The property has been rewired, re-plastered and re-decorated, had new windows and doors, a new roof in 2022, new gas central heating, uPVC soffits & fascias and new external render. The accommodation features: Reception hall, open plan kitchen / living/dining space with bi fold doors and a high quality kitchen with granite surfaces, oven, induction hob, washing machine, dishwasher and fridge freezer, two ground floor bedrooms (one with dressing room) along with a luxury ground floor WC. To the first floor a.... cont'd

Price Guide: £475,000





...., large landing with glass balustrade, 2 further double bedrooms and luxury marble tiled bathroom. There is a large, recently laid driveway with blocked paved edging. Landscaped rear garden with self contained garden room (BUILT 2022) currently used as a gym. Offered with NO ONWARD CHAIN this beautifully presented and versatile home is sure to create a huge amount of interest so early viewings are essential if you don't want to miss out. EPC rating TBC. Tenure Freehold. Council Tax Band C.

#### **ENTRANCE HALL**

15' 11" x 4' 2" (4.85m x 1.27m)

#### **OPEN PLAN / LIVING/ DINING/ KITCHEN**

23' 10" x 20' 7" (7.26m x 6.27m)



#### **MASTER BEDROOM**

14' 4" x 10' 9" (4.37m x 3.27m)



#### **DRESSING ROOM**

5' 10" x 5' 9" (1.78m x 1.75m)

#### **BEDROOM TWO**

11' 1" x 9' 3" (3.38m x 2.82m)



#### **GROUND FLOOR W.C.**

5' 9" x 3' 5" (1.75m x 1.04m)



#### **FIRST FLOOR LANDING**

**BEDROOM THREE**

13' 3" x 9' 10" (4.04m x 2.99m)



**FAMILY BATHROOM**

9' 10" x 6' 6" (2.99m x 1.98m)



**GARDEN ROOM**

**OUTSIDE**



**BEDROOM FOUR**

10' 1" x 9' 6" (3.07m x 2.89m)



**VIEWING ARRANGEMENTS**

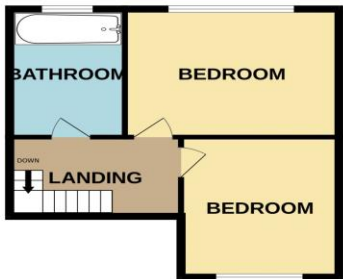
Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.



GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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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Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
0161 494 5136  
enquiries@thomaslardner.com  
[www.thomaslardner.com](http://www.thomaslardner.com)