



Poleacre Lane, Woodley. SK6 1PH

This large detached true bungalow sits on a generous sized plot in one of the most sought after locations in Woodley. Offered with no onward chain and with extremely versatile accommodation the bungalow is set well back from the road with a long driveway providing plenty of parking and open countryside views to the rear. Featuring: Large reception hall, living room with bay window, large dining kitchen, utility space, spacious dining room, bathroom, separate WC and 3 double bedrooms. The generous sized lawned front garden is complemented by an enclosed garden at the rear with access to an outbuilding. Gas central heating & uPVC double glazing are installed. This bungalow offers huge potential should someone want to develop the existing accommodation. An internal inspection is essential to appreciate just what is on offer here. Council tax Band: E. EPC Rating: TBC. Tenure: Freehold. Council Tax Band: F. Energy Rating: TBC.

‘Offers In Excess’ of £395,000



LIVING ROOM

13' 0" x 12' 8" (3.96m x 3.86m)



UTILITY ROOM

8' 10" x 7' 7" (2.69m x 2.31m)



BATHROOM

8' 11" x 7' 2" (2.72m x 2.18m)

KITCHEN DINER

17' 7" x 12' 10" (5.36m x 3.91m)



SEPARATE WC

7' 2" x 2' 10" (2.18m x 0.86m)

MASTER BEDROOM

12' 11" x 11' 10" (3.93m x 3.60m)



DINING ROOM

15' 10" x 11' 9" (4.82m x 3.58m)



BEDROOM TWO

14' 1" x 10' 2" (4.29m x 3.10m)



BEDROOM THREE

12' 1" x 10' 9" (3.68m x 3.27m)



GROUND FLOOR
1474 sq.ft. (137.0 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq. ft. (137.0 sq. m.) approx.
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