



Pennine Road, Woodley, SK6 1JX

Although this beautifully presented, extended family home once offered four bedrooms, it has now been altered to include an en-suite bathroom off one of the double bedrooms and the previous 4th bedroom has become a walk-through study leading to the master bedroom. The property enjoys an attractive location with a long rear garden that drops down to a secluded sitting/bar area that adjoins the mature long gardens of adjoining properties. The current layout provides an entrance hall, lounge a partially open-plan kitchen and dining room, master bedroom with a spacious en-suite shower room, two further double bedrooms, a luxury family bathroom and an attached garage. There is off-road parking to the front and the rear garden ...cont'd

Price Guide: £425,000



...., includes a good sized flat section of garden and sitting space before dropping down to the rockery and bar. Tenure: Long Leasehold. Council Tax Band: D. EPC rating: to follow.

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE

14' 0" x 11' 2" (4.26m x 3.40m)

DINING ROOM

12' 1" x 8' 6" (3.68m x 2.59m)



KITCHEN

12' 8" max x 8' 5" (3.86m x 2.56m)



FIRST FLOOR LANDING

MASTER BEDROOM

12' 4" x 8' 7" (3.76m x 2.61m)



EN-SUITE SHOWER ROOM

8' 7" x 5' 8" (2.61m x 1.73m)



BEDROOM TWO

12' 0" x 11' 6" (3.65m x 3.50m)



BEDROOM THREE

11' 6" x 9' 6" (3.50m x 2.89m)



STUDY/OCCASIONAL BEDROOM
7' 0" x 6' 5" (2.13m x 1.95m)

STUNNING FAMILY BATHROOM
8' 8" x 5' 6" (2.64m x 1.68m)



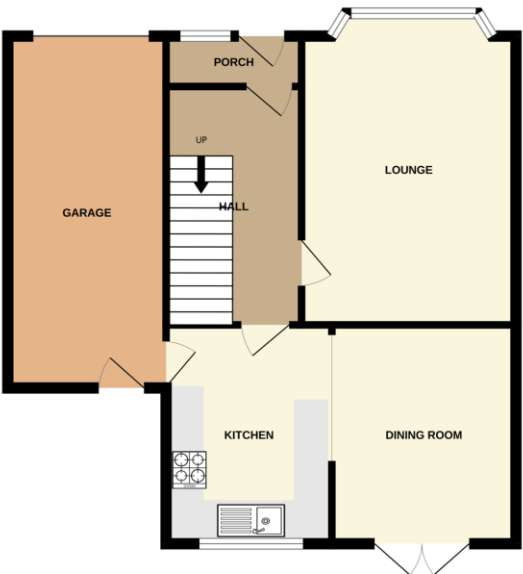
GROUND FLOOR

ATTACHED GARAGE
18' 4" x 8' 2" (5.58m x 2.49m)

OUTSIDE



1ST FLOOR



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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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