



## Werneth Road, Woodley, SK6 1HP

A rare opportunity to acquire an individual detached family home set within a magnificent plot on one of the most sought-after roads in the area. The accommodation has been sympathetically modernised with stunning open plan kitchen diner to the rear and numerous original features have been retained. Close attention has been made to the energy efficiency of this home, with the benefit of air source heat pump and solar panels. The property includes an impressive entrance hall and landing, through living room with inglenook fireplace, home office / snug, stunning open plan dining kitchen, utility room, downstairs WC and integral garage. To the first floor is a master bedroom en suite shower room, bedroom 2 with cloakroom and dressing room, two further bedrooms and a luxury family bathroom. Outside the large garden is a particular feature of the property.

Tenure Freehold. Council Tax Band G. EPC Rated C.

Offers Over £795,000





### ENTRANCE HALL

12' 8" x 7' 7" (3.86m x 2.31m)

### LIVING ROOM

22' 8" x 12' 9" (6.90m x 3.88m)



### DINING AREA

16' 5" x 11' 7" (5.00m x 3.53m)



### UTILITY ROOM

9' 8" x 7' 8" (2.94m x 2.34m)

### GROUND FLOOR W.C.

### FIRST FLOOR LANDING

### MASTER BEDROOM

13' 10" x 12' 10" (4.21m x 3.91m)



### OPEN PLAN DINING KITCHEN

12' 9" x 12' 6" (3.88m x 3.81m)



### LUXURY EN-SUITE BATHROOM

12' 6" x 4' 7" (3.81m x 1.40m)

### BEDROOM TWO

13' 2" x 11' 4" (4.01m x 3.45m)





**DRESSING ROOM**

5' 0" x 4' 5" (1.52m x 1.35m)

**W.C.**

6' 10" x 4' 7" (2.08m x 1.40m)

**BEDROOM THREE**

12' 10" x 6' 7" (3.91m x 2.01m)



**BEDROOM FOUR**

12' 10" x 8' 11" (3.91m x 2.72m)

**BATHROOM**

7' 4" x 7' 3" (2.23m x 2.21m)

**INTEGRAL GARAGE**

17' 1" x 9' 10" (5.20m x 2.99m)



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025





Thomas Lardner Estate Agents, which is a trading name of Romiley Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



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)