

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. thomas lardner

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)



HOME OFFICE/SNUG 12' 11" x 11' 7" (3.93m x 3.53m)



OPEN PLAN DINING KITCHEN 12' 9" x 12' 6" (3.88m x 3.81m)



DINING AREA



UTILITY ROOM9' 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)



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)

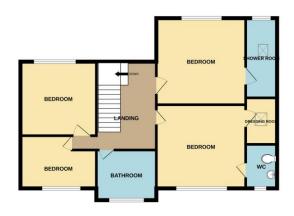




GROUND FLOOR



1ST FLOOR







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