



## Wyecroft Close, Woodley, SK6 1NH

This stunning, extended detached house offers versatile family accommodation presented over three floors with a particular feature being the superb 20ft square, open-plan kitchen/dining/living room to the rear of the house. The ground floor also provides an entrance hall, w.c., separate lounge, utility room and a 16ft office/bedroom four. The first floor has a spacious landing, master bedroom with large en-suite shower room and two further double bedrooms and a family bathroom while to the second floor, and accessed via a fixed staircase, there is a very useable 20ft attic room that the current owners use as a bedroom. Outside there is off-road parking for two cars and a low maintenance rear garden that enjoys a sunny aspect. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

**Price Guide: Offers Over £495,000**





### ENTRANCE HALL

13' 8" x 5' 10" (4.16m x 1.78m)

### GROUND FLOOR WC

### LOUNGE

17' 2" x 11' 5" (5.23m x 3.48m)



### OFFICE/BEDROOM FOUR

16' 2" x 7' 2" (4.92m x 2.18m)



### FIRST FLOOR LANDING

### BEDROOM ONE

12' 11" x 11' 4" (3.93m x 3.45m)



### OPEN-PLAN KITCHEN/DINING/LIVING SPACE

20' 8" x 20' 0" (6.29m x 6.09m)



### EN-SUITE SHOWER ROOM

9' 1" x 5' 11" (2.77m x 1.80m)



### UTILITY ROOM

6' 10" x 6' 7" (2.08m x 2.01m)



**BEDROOM TWO**  
10' 2" x 8' 11" (3.10m x 2.72m)



**FAMILY BATHROOM**  
7' 2" x 6' 0" (2.18m x 1.83m)



**BEDROOM THREE**  
10' 4" x 7' 4" (3.15m x 2.23m)



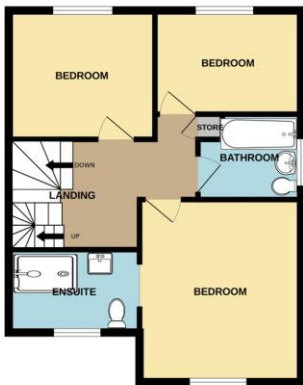
**OUTSIDE**



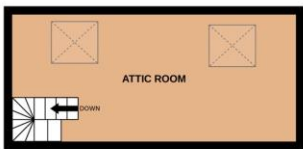
GROUND FLOOR  
886 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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