

Gilbert Bank, Woodley. SK6 1AY

This well presented and extremely versatile 4 double bedroom family home is located on a 'quiet lane' close to the Peak Forest Canal and with views of surrounding countryside. The generous sized accommodation features: Entrance hall, large lounge/dining room, office space, fitted kitchen with its own dining area, ground floor WC, utility space and large integral garage. To the first floor are 4 large bedrooms a luxury family bathroom and modern en-suite shower room. Gas central heating is installed along with uPVC double glazing and outside there are lawned gardens along with a large driveway providing off road parking with electric gated access.

Convenient for the M60 motorway link along with Bredbury & Woodley Railway Stations this is sure to be a popular choice.

EPC Rating: Council Tax Band: E. Tenure: Freehold.

Asking Price of £550,000.



LIVING ROOM 25' 0" x 14' 1" (7.61m x 4.29m)



STUDY / OFFICE SPACE 11' 8" x 11' 2" (3.55m x 3.40m)

OPEN PLAN KITCHEN DINER 22' 0" x 8' 7" (6.70m x 2.61m)



DINING AREA 15' 8" x 9' 4" (4.77m x 2.84m)



GROUND FLOOR WC 5' 9" x 3' 0" (1.75m x 0.91m)

UTILITY ROOM

MASTER BEDROOM 22' 5" x 11' 11" (6.83m x 3.63m)



BEDROOM TWO 11' 11" x 8' 5" (3.63m x 2.56m)



MODERN FAMILY BATHROOM 14' 0" x 5' 8" (4.26m x 1.73m)



FIRST FLOOR BEDROOM THREE 11' 11" x 8' 5" (3.63m x 2.56m)

BEDROOM FOUR 11' 8" x 10' 4" (3.55m x 3.15m)



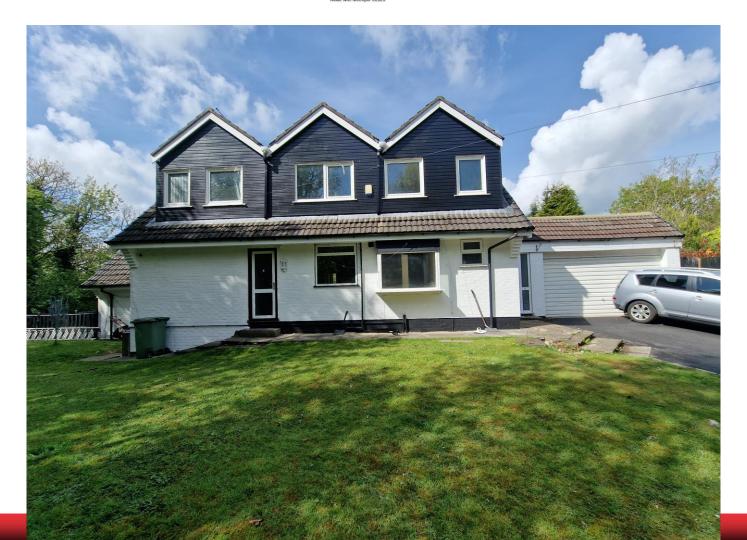
GROUND FLOOR 1368 sq.ft. (127.1 sq.m.) approx.

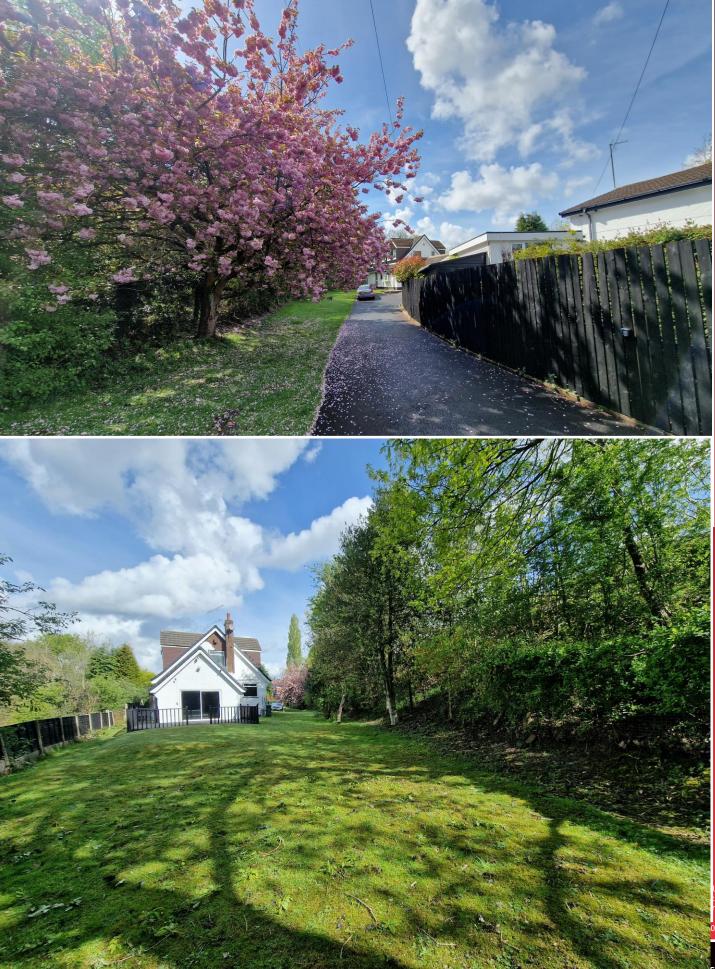


1ST FLOOR 858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netropic \$2025





thomas lardner

4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA 0161 494 5136 enquiries@thomaslardner.com WWW.thomaslardner.com