



Werneth Road, Woodley. SK6 1HP

This stunning family detached residence is situated on one of Woodley's most sought-after, prestige roads and offers well proportioned rooms and a luxurious lifestyle. In addition to the family accommodation the property offers a 19 ft living room in addition to a stunning 23ft extended dining kitchen, utility room, a study and WC all to the ground floor, whilst the first floor offers a spacious landing, superb master bedroom with ensuite shower room, a second spacious bedroom also boasting an en-suite shower room, two further double bedrooms (all bedrooms include quality fitted furniture and a luxurious family bathroom. The property is set well back from the road behind a large driveway that provides ample parking and leads to the integral garage. The rear garden enjoys a sunny aspect, with a welcome degree of provacy.

Tenure: Freehold. Council Tax band: G. EPC rating: TBC.

Asking Price of £695,000



ENTRANCE HALL

13' 11" x 11' 9" (4.24m x 3.58m)

LIVING ROOM

19' 0" x 14' 9" (5.79m x 4.49m)



DINING ROOM

12' 10" x 11' 9" (3.91m x 3.58m)



FITTED KITCHEN DINER

23' 7" x 14' 8" (7.18m x 4.47m)



WC

9' 10" x 5' 0" (2.99m x 1.52m)

UTILITY ROOM

7' 8" x 7' 4" (2.34m x 2.23m)

MASTER BEDROOM

15' 7" x 15' 6" (4.75m x 4.72m)



ENSUITE SHOWER ROOM

8' 2" x 3' 9" (2.49m x 1.14m)

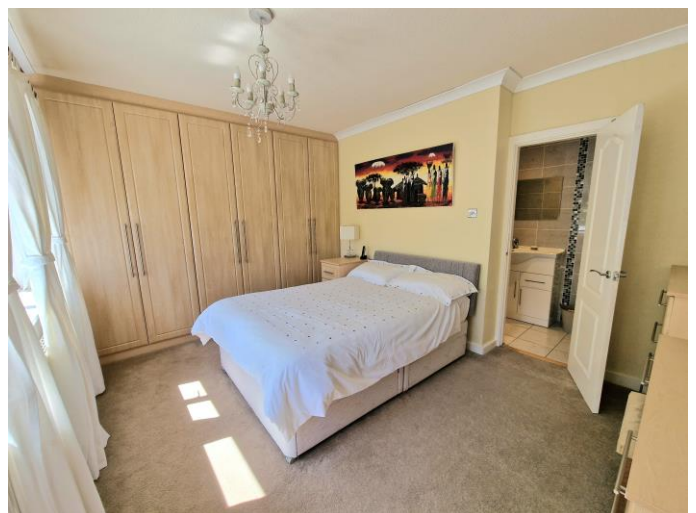
LUXURY FAMILY BATHROOM

14' 8" x 7' 7" (4.47m x 2.31m)



BEDROOM TWO

14' 8" x 10' 11" (4.47m x 3.32m)



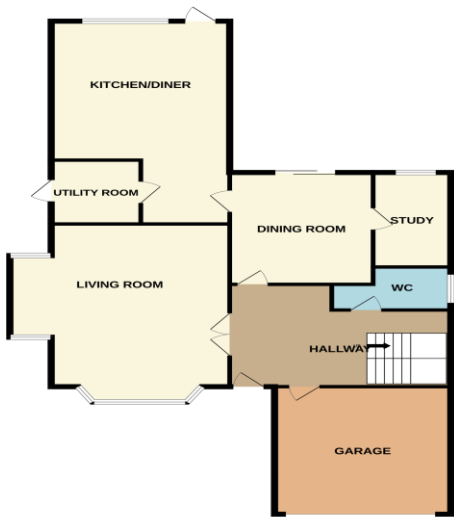
ENSUITE SHOWER ROOM
14' 8" x 11' 4" (4.47m x 3.45m)



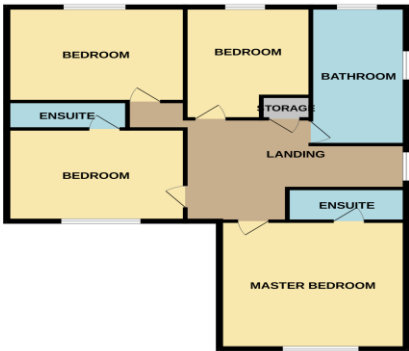
BEDROOM THREE
14' 8" x 14' 6" (4.47m x 4.42m)



GROUND FLOOR
1346 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA: 2397 sq.ft. (222.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 for 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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BEDROOM FOUR
14' 8" x 11' 8" (4.47m x 3.55m)





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