



## 32 Springbank Road, Woodley, SK6 1NY

'A HIDDEN GEM!'. Situated at the head of a sought-after but little known cul-de-sac, this DETACHED FAMILY HOME is close to both Woodley Railway Station and Woodley Primary School and boasts good sized garden to both the front and rear - the latter enjoying a sunny, southerly aspect and Indian Stone landscaped patios. The accommodation includes an enclosed porch, entrance hall, lounge, dining room, conservatory, fitted kitchen, three bedrooms and a luxury family shower room. Outside, in addition to the gardens are a good sized driveway providing ample parking and an attached garage. Tenure: Freehold. Council Tax Band: D. EPC rating: To follow.

Price Guide: £440,000





## ENCLOSED PORCH

## ENTRANCE HALL

11' 0" x 6' 5" (3.35m x 1.95m)

## LOUNGE

15' 8" x 11' 2" (4.77m x 3.40m)

## DINING ROOM

12' 5" x 9' 2" (3.78m x 2.79m)



## CONSERVATORY

12' 5" x 8' 8" (3.78m x 2.64m)

## FITTED KITCHEN

15' 0" max x 8' 4" (4.57m x 2.54m)



## FIRST FLOOR LANDING

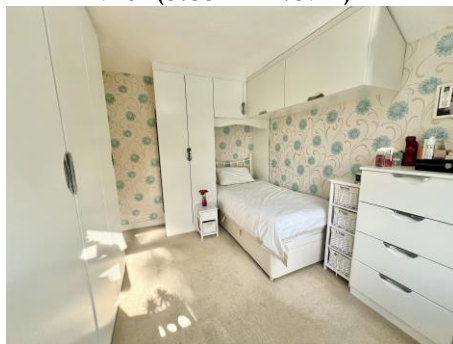
## BEDROOM ONE

13' 0" x 11' 6" (3.96m x 3.50m)



## BEDROOM TWO

11' 7" x 9' 6" (3.53m x 2.89m)

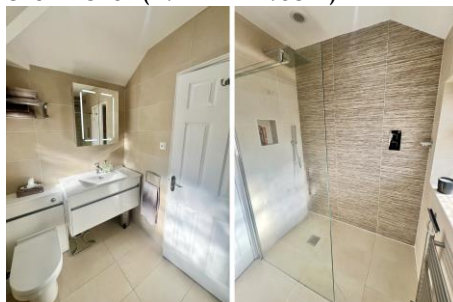


## BEDROOM THREE

7' 0" x 6' 5" (2.13m x 1.95m)

## LUXURY SHOWER ROOM

8' 0" x 5' 6" (2.44m x 1.68m)



## GARAGE

17' 9" x 8' 0" (5.41m x 2.44m)

## OUTSIDE



## VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.



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