



Langdale Road, Woodley, SK6 1BD

A RARE OPPORTUNITY to purchase a family home on this most sought-after road and to acquire ONE OF THE LARGEST GARDENS in the area! Backing onto the canal, the rear garden is an absolute delight featuring a vast array of colour, fruit trees and vegetables, various sitting areas and a selection of timber sheds and outbuilding in addition to the substantial detached garage. The beautifully presented accommodation includes an entrance hall, lounge, dining room, conservatory, fitted kitchen, three bedrooms and a newly fitted bathroom with separate w.c. A new boiler was fitted in 2023 and the roof was replaced in the same year. With ample space to accommodate future extension (subject to consent), this really could be your forever home!

Price Guide: £345,000



ENTRANCE HALL

LOUNGE

14' 2" x 11' 9" (4.31m x 3.58m)



DINING ROOM

13' 8" x 7' 8" (4.16m x 2.34m)



CONSERVATORY

9' 0" x 7' 6" (2.74m x 2.28m)



KITCHEN

10' 9" excluding recess x 9' 5" (3.27m x 2.87m)



FIRST FLOOR LANDING

BEDROOM ONE

14' 2" x 10' 8" (4.31m x 3.25m)



BEDROOM TWO

11' 0" x 10' 6" (3.35m x 3.20m)



BEDROOM THREE

9' 1" x 7' 4" (2.77m x 2.23m)

BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m)



SEPARATE W.C.

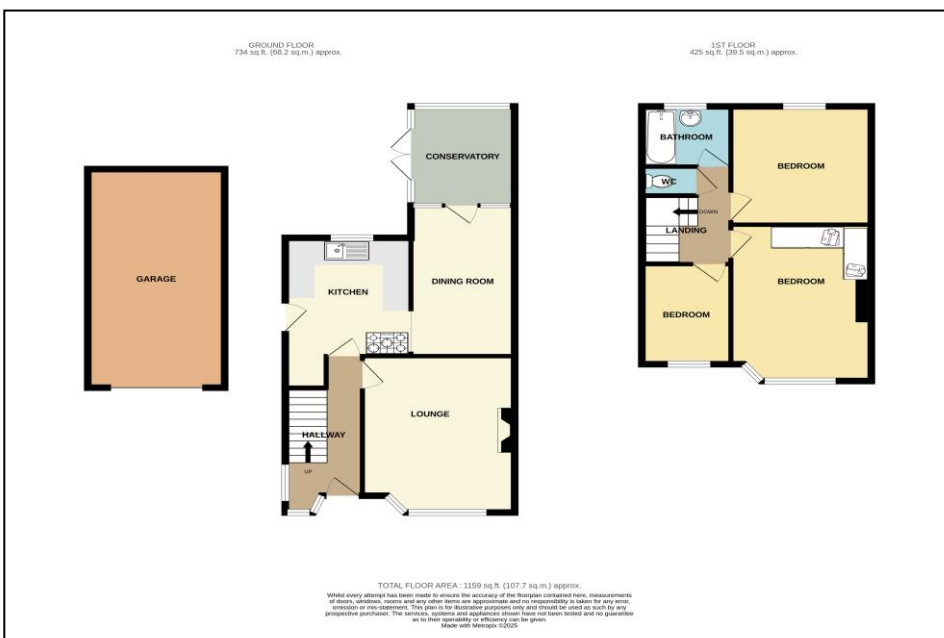
DETACHED GARAGE

19' 10" x 10' 6" (6.04m x 3.20m)

OUTSIDE



Tenure: Long Leasehold
Council Tax Band: C
EPC Rating: D



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