



4 Hillside Road, Woodley, SK6 1HS

This STUNNING, EXTENDED SEMI-DETACHED FAMILY HOME enjoys an attractive location close to the open countryside of Werneth Low and highly regarded primary schools. The extended accommodation provides a superb open-plan dining kitchen across the rear of the property with adjoining lounge and utility areas in addition to a separate living room, a spacious entrance hall and downstairs w.c. The first floor offers a landing, three good sized bedrooms and a modern family bathroom. Outside there is ample off-road parking and the driveway extends beyond the side of the property to a detached garage at the rear. The good-sized rear garden enjoys a sunny southerly aspect. Tenure: freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: Offers Over £400,000



ENTRANCE HALL

14' 0" x 7' 7" (4.26m x 2.31m)



UTILITY ROOM

8' 2" x 7' 6" (2.49m x 2.28m)



DOWNSTAIRS W.C.

LIVING ROOM

13' 7" x 11' 3" (4.14m x 3.43m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 2" x 11' 3" (3.71m x 3.43m)



LOUNGE

12' 1" x 11' 4" (3.68m x 3.45m)

OPEN-PLAN DINING KITCHEN

17' 6" x 11' 10" (5.33m x 3.60m)



BEDROOM TWO

11' 6" x 11' 1" (3.50m x 3.38m)



BEDROOM THREE

7' 7" x 6' 10" (2.31m x 2.08m)



DETACHED GARAGE

17' 0" x 8' 0" (5.18m x 2.44m)

OUTSIDE



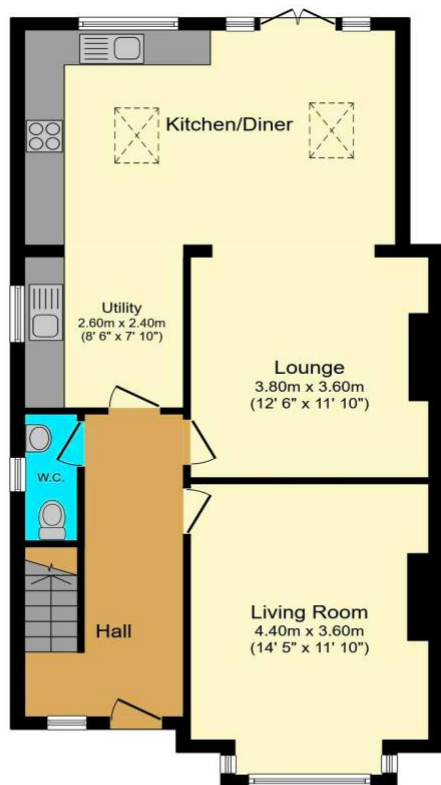
FAMILY BATHROOM

7' 6" x 5' 7" (2.28m x 1.70m)

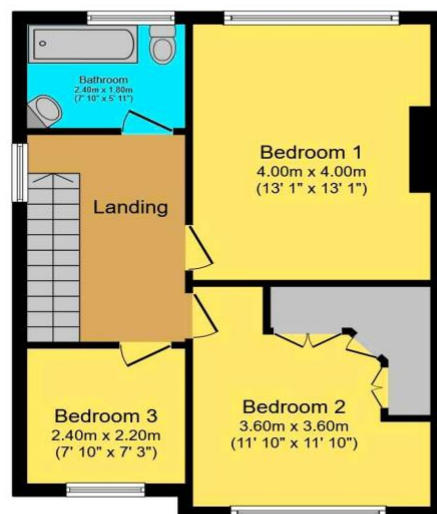


VIEWING ARRANGEMENTS

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



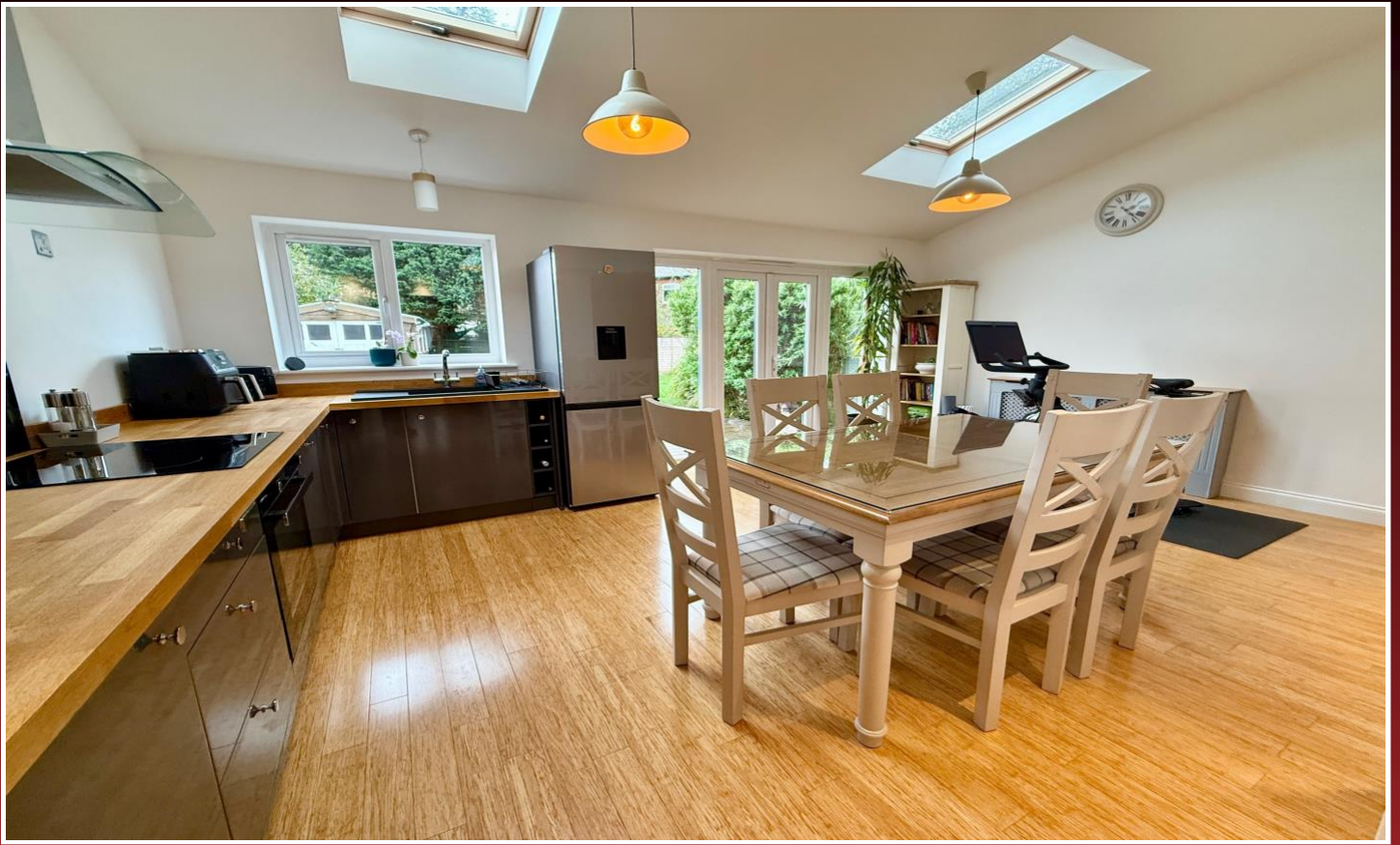
Ground Floor



First Floor

Total floor area 122.6 m² (1,319 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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