



Henbury Drive, Woodley, SK6 1PY

This beautifully presented family home **SIMPLY MUST BE VIEWED** for the superb, extended accommodation to be fully appreciated! The current owners have completed a large wrap-around ground floor extension along with a loft conversion to provide an entrance and inner hall, downstairs w.c., lounge, a stunning 20ft open-plan dining/kitchen/living room with by-fold doors to the rear garden, a utility room, three bedrooms and a luxury bathroom to the first floor and the additional, second floor fourth bedroom. Outside there is a wide driveway to the front and a low-maintenance, landscaped garden to the rear. Tenure: Long Leasehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: Offers Over £400,000



ENTRANCE HALL

8' 6" x 5' 7" (2.59m x 1.70m)

DOWNSTAIRS W.C.



INNER HALL

7' 6" x 4' 3" (2.28m x 1.29m)



LOUNGE

15' 5" x 13' 2" (4.70m x 4.01m)



OPEN-PLAN DINING KITCHEN

20' 4" x 18' 6" (6.19m x 5.63m)



UTILITY ROOM

7' 8" x 4' 3" (2.34m x 1.29m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 9' 2" (3.65m x 2.79m)



BEDROOM TWO

11' 4" x 9' 2" (3.45m x 2.79m)



BEDROOM FOUR

7' 0" x 6' 9" (2.13m x 2.06m)

FAMILY BATHROOM
 6' 9" x 5' 6" (2.06m x 1.68m)



OUTSIDE



FIRST FLOOR LANDING

BEDROOM THREE
 16' 4" max x 10' 7" (4.97m x 3.22m)



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

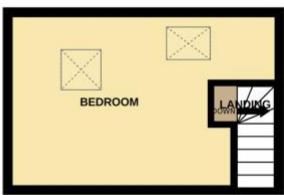
GROUND FLOOR
 696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
 377 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
 172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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