



## Cambridge Drive, Woodley, SK6 1HZ

You will undoubtedly be proud to call this STUNNING, extended property your new family home! The property has been significantly improved by the current owners including the installation of a luxury family bathroom and spacious en-suite shower room, a quality fitted kitchen, fitted bedroom furniture to the master bedroom and bedroom two and a superb, landscaped rear garden that includes a raised sitting area with a quality hot tub that is included in the sale. The accommodation briefly comprises: entrance hall, lounge, dining room, sitting room and kitchen, four good sized bedrooms (the master with an en-suite shower room) and a luxury family bathroom. There is an integral garage and ample off-road parking to the ... cont'd over

Price Guide: £450,000

...., rent in addition to the attractive rear garden. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

#### ENCLOSED PORCH

#### ENTRANCE HALL

#### LOUNGE

18' 0" x 11' 3" (5.48m x 3.43m)



#### DINING ROOM

10' 2" x 9' 2" (3.10m x 2.79m)



#### SITTING ROOM

11' 5" x 8' 4" (3.48m x 2.54m)



#### KITCHEN

13' 10" x 8' 0" (4.21m x 2.44m)



#### FIRST FLOOR LANDING

#### MASTER BEDROOM

14' 1" x 10' 10" (4.29m x 3.30m)



#### LUXURY EN-SUITE SHOWER ROOM

7' 5" x 6' 4" (2.26m x 1.93m)



**BEDROOM TWO**

11' 7" x 10' 10" (3.53m x 3.30m)

**BEDROOM THREE**

11' 7" x 8' 1" (3.53m x 2.46m)

**BEDROOM FOUR**

10' 7" max x 8' 1" (3.22m x 2.46m)

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.**STUNNING FAMILY BATHROOM**

7' 2" x 6' 2" (2.18m x 1.88m)

**INTEGRAL GARAGE**

17' 2" x 9' 6" (5.23m x 2.89m)

**OUTSIDE**1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

TOTAL FLOOR AREA: 1498 sq.ft. (139.1 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 operation or efficiency can be given.

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