



## Ennerdale Road, Woodley, SK6 1BJ

Situated in a highly sought-after residential location and enjoying an attractive rear garden that is not overlooked from the rear, this extended semi-detached bungalow is sure to prove popular. With the benefit of gas fired central heating and double-glazed windows, the accommodation includes an entrance hall, lounge, dining room, fitted kitchen, utility room, conservatory, two double bedrooms and a modern shower room. Outside the property enjoys a slightly elevated position set behind a colourful garden and log driveway leading to a detached garage and the earlier mentioned rear garden. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: £300,000

## ENTRANCE HALL

### LOUNGE

12' 10" plus bay x 12' 4" (3.91m x 3.76m)

### DINING ROOM

10' 0" x 8' 6" (3.05m x 2.59m)



### KITCHEN

9' 10" x 8' 6" (2.99m x 2.59m)



### UTILITY ROOM

8' 6" x 5' 6" (2.59m x 1.68m)

### CONSERVATORY

14' 0" x 5' 8" (4.26m x 1.73m)



## BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)



## SHOWER ROOM

7' 5" x 5' 10" (2.26m x 1.78m)



## BEDROOM TWO

10' 8" x 9' 0" (3.25m x 2.74m)



## DETACHED GARAGE

## OUTSIDE



GROUND FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.  
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