

Wycroft Close, Woodley, SK6 1NH

If you need spacious and versatile accommodation for a growing or multi-generational family - you need look no further! Situated within a popular cul-de-sac, close to Woodley Railway station, this executive detached home provides extended accommodation that is sure to cater for most needs. In brief, it provides: entrance hall, downstairs w.c and storage room, lounge, stunning orangery running across the rear of the property, a separate sitting room, modern fitted kitchen with adjoining utility room and a study/bedroom five all on the ground floor. The first floor offers a spacious landing, master bedroom with en-suite shower room, three further bedrooms and a luxury family shower room. Outside there is a.... cont'd over

Price Guide: Offers Over £500,000



...., a long and wide driveway to the front and an enclosed, private, low-maintenance garden to the rear. Tenure: freehold. Council tax band: D. EPC rating: to follow.

ENTRANCE HALL

GROUND FLOOR WC

STORE ROOM

8' 0" x 5' 10" (2.44m x 1.78m)

LOUNGE

16' 2" x 11' 7" (4.92m x 3.53m)



ORANGERY

20' 0" x 10' 8" (6.09m x 3.25m)



SITTING ROOM

11' 0" x 8' 9" (3.35m x 2.66m)



FITTED KITCHEN

11' 0" x 9' 9" (3.35m x 2.97m)



UTILITY ROOM

6' 7" x 4' 6" (2.01m x 1.37m)

STUDY/BEDROOM FIVE

12' 4" x 7' 10" (3.76m x 2.39m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 9" x 10' 8" (3.88m x 3.25m)



EN-SUITE SHOWER ROOM

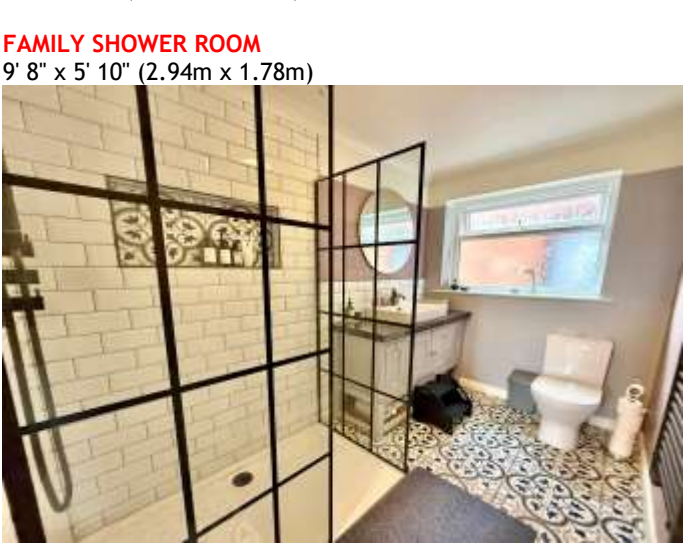
9' 6" x 3' 1" (2.89m x 0.94m)



BEDROOM TWO
13' 1" max x 12' 3" (3.98m x 3.73m)



BEDROOM FOUR
9' 4" x 7' 0" (2.84m x 2.13m)



BEDROOM THREE
12' 0" x 8' 10" (3.65m x 2.69m)



OUTSIDE



GROUND FLOOR
961 sq ft. (89.3 sq m.) approx.



1ST FLOOR
646 sq ft. (60.0 sq m.) approx.



TOTAL FLOOR AREA: 1,607 sq ft. (149.3 sq m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and the other details 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 for the only purpose of providing a general impression. The services, appliances and appliances shown hereon are not shown to scale and are not guaranteed. No liability is accepted for any error or omission.
Name: [Name] Date: [Date]



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