



Wyecroft 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 THREE

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



BEDROOM FOUR

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

FAMILY SHOWER ROOM

9' 8" x 5' 10" (2.94m x 1.78m)



OUTSIDE



GROUND FLOOR
261 sq. ft. (24.2 sq. m.) approx.



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





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