



Poleacre Lane, Woodley

Freehold

Idyllic location, close to open countryside • Bay fronted 3 bed semi detached house • Well-maintained gardens • Off-road parking • Spacious landscaped rear garden • Much loved family home



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Welcome to this delightful three-bedroom, semi-detached house that radiates warmth and charm from the moment you arrive. Set behind a classic brick exterior and a well-maintained front garden, the home offers a sense of comfort and style that is perfect for families or anyone seeking a welcoming retreat.

The paved driveway provides convenient off-road parking, ensuring effortless arrivals and departures. As you step through the front door, you're greeted by an inviting hallway that sets the tone for this much loved home.

Step into the bright and spacious living room, where a large bay window floods the space with natural light and offers scenic views of the lush greenery outside. The marble fireplace creates a cosy focal point for the room, making it an ideal spot to unwind after a long day. Built-in wooden shelving provides ample space for books and treasured keepsakes.

The second reception room is equally welcoming, featuring another fireplace with wooden surround and large windows that bring the outdoors in, creating an uplifting and homely atmosphere.

The kitchen, thoughtfully designed for both style and practicality is a cheerful and efficient cooking space. Ample countertop space invites meal preparation, while a glass-panelled door provide seamless access to the garden.

Upstairs, the three bedrooms offer peaceful retreats for the whole family. Each room is bathed in natural light thanks to large windows that offer leafy, tranquil views over to Manchester City centre. Built-in wooden storage in the bedrooms ensures plenty of space to keep belongings neatly organised, there is plenty of space for two double beds. The single bedroom is perfect for younger children or those working from home.

The bathroom features white fixtures, a bath-tub, electric shower and fully tiled walls with decorative accents. A frosted window welcomes day-light while maintaining privacy, making this space feel fresh and inviting.

One of the true highlights of this home is its exceptional outdoor space. The beautifully landscaped rear garden is a haven for relaxation, boasting a lush lawn bordered by mature shrubs and vibrant flowering plants, including roses.

Poleacre Lane is in a quiet spot between Woodley and Gee Cross with access to The Peak Forest Canal from your doorstep. You can walk into Woodley where you will find a butchers, greengrocers, bakery and post office. Romiley is a short drive away with a selection of nice pubs, cafes, restaurants, and independent shops. The Joshua Bradley pub is on your doorstep with great food, fantastic gardens, and a woodland playpark for the children. With Werneth Low Country Park also easily accessible on foot.

Manchester Airport is a 25-minute drive away and there are several train stations to choose from to access the bright lights of Manchester city centre. The motorway network to access the rest of the Northwest and beyond are a few minutes' drive-away.

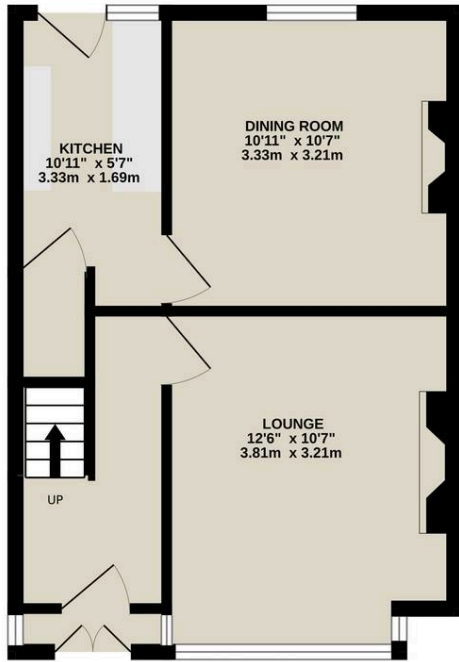
Council Tax band: C

Tenure: Freehold

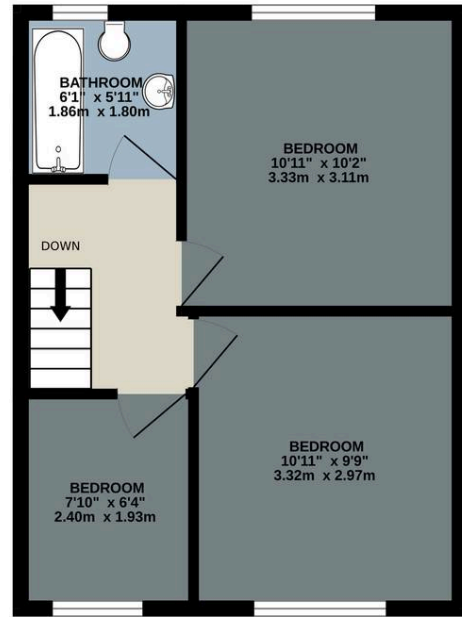
EPC Energy Efficiency Rating: TBC



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.6 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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