



Smithy Green, Woodley, Stockport

Freehold

Wood burning stove • Spacious dining area • Large family bathroom with shower enclosure and corner bath • Garden access from kitchen • Period property with character features • Three double bedrooms with ample natural light • Private courtyard with low maintenance garden • Downstairs WC


JARDINE
ESTATES



Welcome to this beautifully presented three-bedroom, two-bathroom end of terrace period home - a charming blend of classic character and modern comfort, designed for relaxed contemporary living. From the moment you arrive, the inviting sage green front door, adorned with a decorative wreath and traditional knocker, sets a welcoming tone. The classic white brick exterior and distinctive period features, including traditional sash windows create a captivating first impression for anyone seeking a home with both historic appeal and timeless style.

Step inside to a bright, airy hallway with neutral décor and plenty of hidden storage, making every arrival feel like a warm embrace. The entryway is accentuated by elegant flooring and the current owners large decorative mirror, paired with tasteful accessories that create an instant sense of space and light.

This welcoming flow draws you into the spacious lounge, where exposed wooden beams, rustic wooden mantles, and the cosy electric wood burning stove offers a true sense of home. Large shuttered windows, highlighting the rich wooden flooring and warm, neutral tones - ideal for everything from family gatherings to quiet evenings in. Decorative shelving and a ceiling fan add thoughtful touches of comfort and practicality throughout.

The heart of this home is its dining and kitchen space . There is space for the largest of family gatherings along with a cosy wood burner to keep your guests lingering past the cheese and biscuits course.

The kitchen is spacious and practical with stylish tile backsplashes and under-cabinet lighting. Whether you're a passionate cook or a casual entertainer, you'll appreciate the seamless blend of functionality and design - space for a modern gas stove, washer and spacious countertops make meal prep and clean-up a breeze. Natural light pours in through generous windows, while convenient garden access via a back door encourages easy indoor-outdoor living - perfect for summer lunches or alfresco evenings with friends.

Upstairs, three generous bedrooms offer tranquil retreats for every member of the family. Each room is thoughtfully styled with a mix of modern design and comfort: panelled accent walls and stunning flooring create a restful ambience. Large windows fill the bedrooms with sunshine, while ample storage - dressers, open clothing racks, and built-in shelving - ensures there's a place for everything. One bedroom features space for a stylish desk area, ideal for remote work with plenty of space for a further double bed if required.

The bathroom echoes the home's blend of space and practicality. With a large corner bath and separate walk in shower cubicle the family has plenty of choice and flexibility.

The rear garden is a sunny private oasis , space for a relaxing table and chairs with access to the kitchen making entertaining a breeze.

Council Tax band: C

Tenure: Freehold

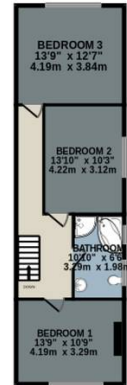
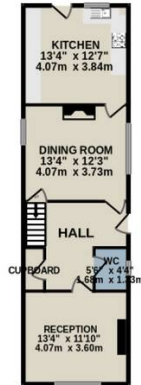
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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