



## Cambridge Drive, Woodley, SK6 1HX

This beautifully presented, three bedroom semi-detached home was fully renovated just a few years ago and has since been further improved through the addition of a downstairs w.c, by splitting the garage to create a useful office space and the addition of solar panels. The remaining accommodation includes an entrance hall, lounge, stunning open-plan dining kitchen, three bedrooms and a luxury family bathroom. The property is set within a highly sought-after residential area close to well-regarded primary schools and open countryside. Outside there is ample off-road parking to the front and an attractive rear garden with raised seating area that takes full advantage of the far-reaching views. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

Price Guide: £355,000



### ENTRANCE HALL

### DOWNSTAIRS W.C.

### LOUNGE

15' 0" x 10' 6" (4.57m x 3.20m)

### OPEN-PLAN DINING KITCHEN

8' 9" x 8' 4" (2.66m x 2.54m)



### FIRST FLOOR LANDING

### BEDROOM ONE

13' 8" x 8' 4" (4.16m x 2.54m)



### BEDROOM TWO

12' 4" x 8' 4" (3.76m x 2.54m)



### BEDROOM THREE

10' 6" x 6' 5" (3.20m x 1.95m)



### LUXURY SHOWER ROOM

8' 6" x 6' 2" (2.59m x 1.88m)



### OFFICE

12' 4" x 8' 4" (3.76m x 2.54m)

### STORAGE GARAGE

12' 4" x 8' 4" (3.76m x 2.54m)

### OUTSIDE



### VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.



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