



## 2 Cambridge Drive, Woodley, SK6 1HX

This stunning semi-detached dormer-bungalow offers well balanced and proportioned accommodation that would cater well for a growing family but is also suited to those looking forward to retirement but require bedroom space for visiting family. The property occupies a corner plot with private, sunny gardens to three sides and a detached garage and driveway accessed from Oxford Drive. The accommodation includes an entrance porch, inner hall, through lounge, spacious, open-plan dining and sitting rooms, modern fitted kitchen, two double bedrooms and a spacious bathroom all to the ground floor. To the first floor are a landing, two bedrooms and a modern shower room. An internal viewing is essential to fully appreciate what this property has to offer.

Price Guide: £415,000



**ENCLOSED PORCH**

**LOUNGE**

15' 2" x 13' 7" (4.62m x 4.14m)



**BREAKFAST KITCHEN**

11' 7" x 11' 6" (3.53m x 3.50m)



**DINING ROOM**

10' 0" x 9' 8" (3.05m x 2.94m)



**BEDROOM ONE**

14' 1" x 9' 0" (4.29m x 2.74m)



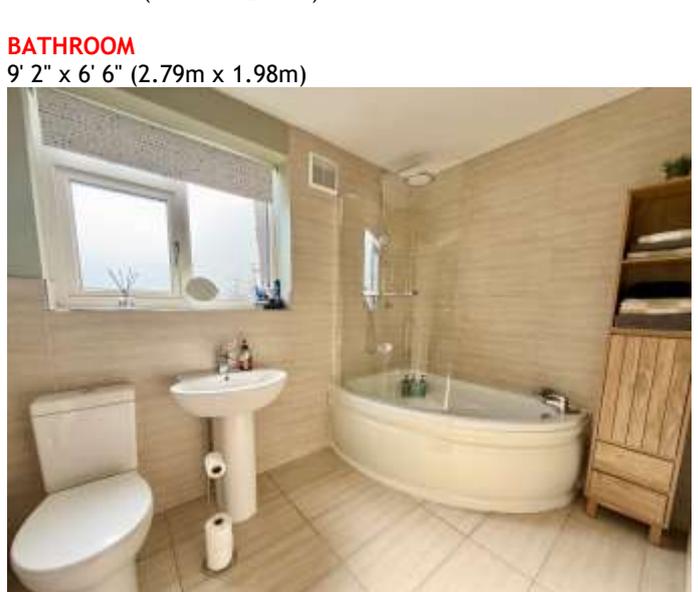
**SITTING ROOM**

16' 4" x 10' 9" (4.97m x 3.27m)



**BEDROOM TWO**

11' 7" x 9' 5" (3.53m x 2.87m)



**BATHROOM**

9' 2" x 6' 6" (2.79m x 1.98m)

**INNER HALL**

**FIRST FLOOR LANDING**

**BEDROOM THREE**

20' 1" x 8' 8" max (6.12m x 2.64m)



**SHOWER ROOM**

7' 2" x 5' 4" (2.18m x 1.62m)

**DETACHED GARAGE**

19' 0" x 9' 0" (5.79m x 2.74m)

**OUTSIDE**



**BEDROOM FOUR**

18' 10" x 7' 8" max (5.74m x 2.34m)



**VIEWING ARRANGEMENTS**

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

Tenure: Freehold. Council Tax Band: D. EPC Rating - To Follow





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