



Delamere Close, Woodley, Stockport

Freehold

CHAIN FREE • 3 Bed Semi Detached House in a Sought After Area. • Open plan living area • Modern kitchen with integrated appliances • Kitchen island with breakfast bar • Herringbone wood flooring • Landscaped gardens • Spacious patio and outdoor seating areas • Ample driveway and off-road parking • Detached garage



**JARDINE
ESTATES**



From the moment you arrive, the property's inviting brick façade, modern front door, and well-maintained front garden set a warm and welcoming tone.

The spacious private driveway provides off-road parking for multiple vehicles and leads to a detached garage, offering both practicality and excellent kerb appeal.

Step inside, and you're greeted by a light-filled hallway with a plush-carpeted, modern staircase and elegant herringbone wood-effect flooring, creating an immediate sense of space and sophistication.

The heart of this home is its expansive open plan kitchen and living area, where natural light pours in through large windows and sliding patio doors.

The living room is a haven of comfort, with space for any sofa combination, a striking decorative fireplace, and a large mirror that amplifies light and space. The stylish herringbone flooring flows seamlessly from the living room into the kitchen area, enhancing the sense of space and connection.

The kitchen is a contemporary chef's delight, boasting sleek integrated appliances, modern units, and beautiful wooden countertops.

A large kitchen island with seating and a practical breakfast bar make this space perfect for morning coffees, busy family breakfasts, or hosting friends for dinner. Sliding doors open directly onto a sunny patio and landscaped garden, effortlessly blending indoor and outdoor living.

Upstairs, three well-proportioned bedrooms provide restful retreats for the whole family. Each bedroom is bathed in natural light from large windows with stylish blinds, creating bright and airy atmospheres.

The principal bedroom features tasteful decor, and room for plenty of wardrobes, making it an inviting space to unwind.

The second double bedroom over looks the garden, maintaining a calming, neutral palette, with modern light fixtures, for a homely feel. The third bedroom currently being used as a walk in wardrobe, would make a great office or Nursery.

The family bathroom is finished with sleek modern fixtures, over the bath shower, large contemporary tiles, and abundant natural light - offering a spa-like ambience for relaxation at the end of the day.

Step outside and discover a truly exceptional garden, crafted for both relaxation and entertaining. The patio area is perfect for al fresco dining or lounging with family and friends, set against the backdrop of a charming stone wall.

The landscaped grounds feature lush flower beds, mature shrubs, and a low-maintenance artificial lawn, ideal for kids to play or pets to roam. Tiered levels and decorative elements, offer all year round interest.

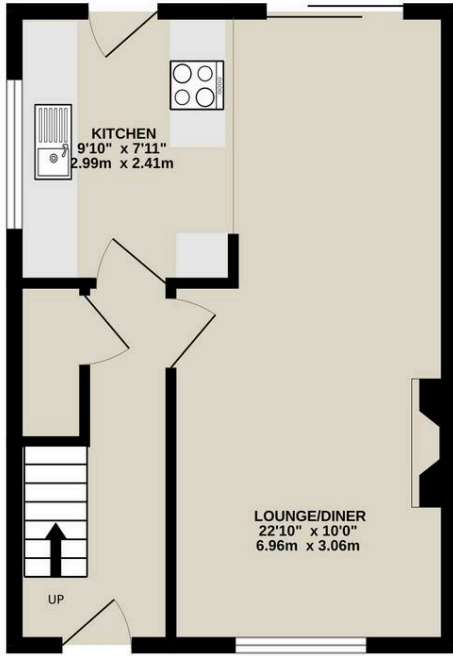
Council Tax band: C

Tenure: Freehold

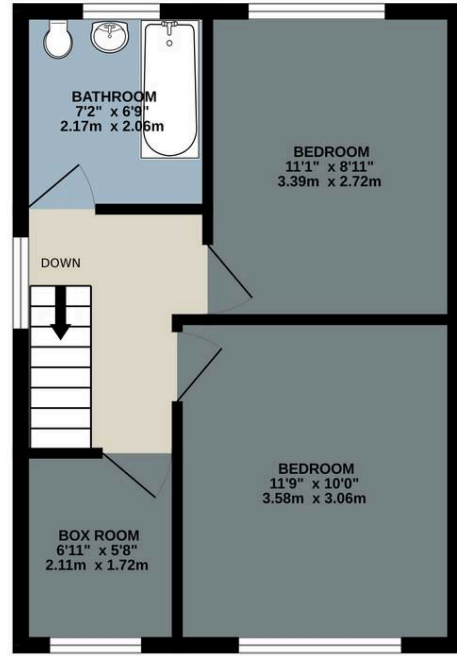
EPC Energy Efficiency Rating: C



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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