



Gilbert Bank, Woodley, SK6 1AY

This immaculately presented detached family home enjoys a truly beautiful setting close to open countryside whilst the stunning gardens extend to the Peak Forest Canal. The versatile accommodation should suit those considering a bungalow but also those seeking a spacious and comfortable family home as there is a master bedroom with dressing room and en-suite to the first floor along with two bedrooms and a spacious family bathroom to the ground floor. The accommodation also includes an enclosed porch, entrance hall, 24ft living/dining room with a galleried sitting room above, a modern fitted dining kitchen and a 16ft utility room. Outside there is a long driveway providing ample off-road parking and beautiful, sunny gardens in addition to Cont'd over

Price Guide: £595,000



.... he canal-side embankment. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

ENCLOSED PORCH

ENTRANCE HALL

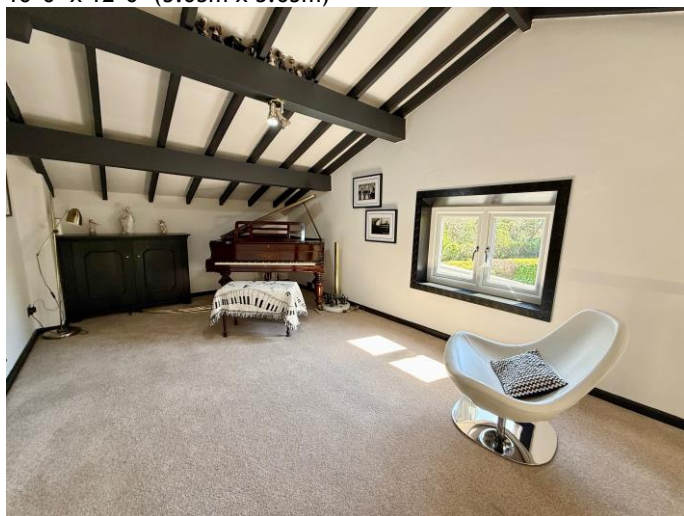
LIVING/DINING ROOM

24' 0" x 12' 0" (7.31m x 3.65m)



GALLERIED SITTING ROOM

16' 6" x 12' 0" (5.03m x 3.65m)



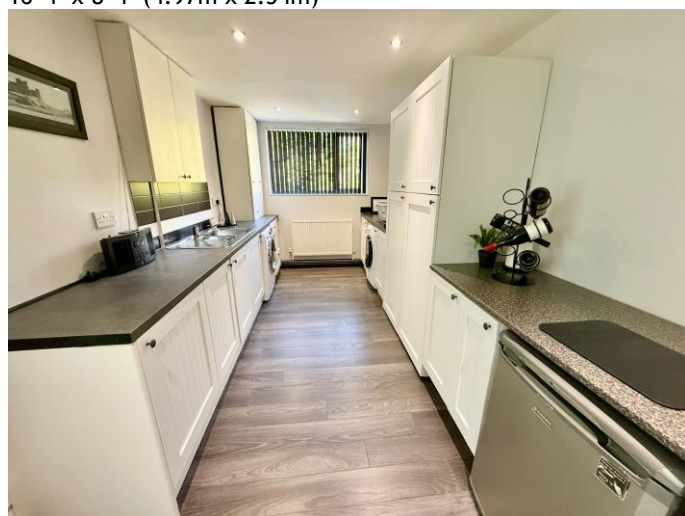
BREAKFAST KITCHEN

20' 6" max x 17' 6" average (6.24m x 5.33m)



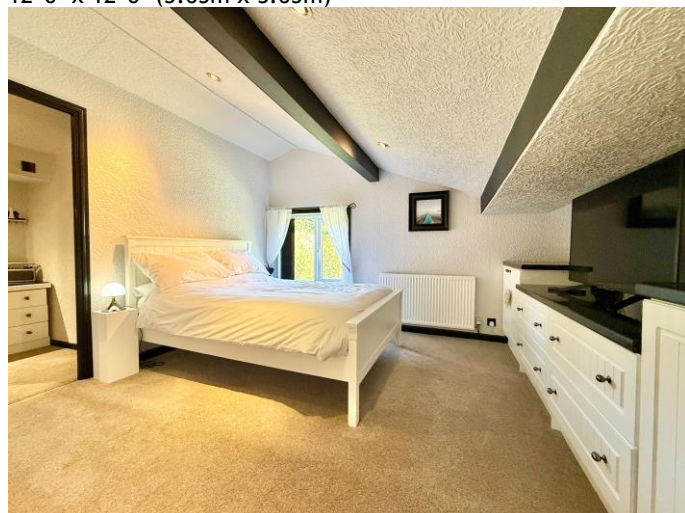
UTILITY ROOM

16' 4" x 8' 4" (4.97m x 2.54m)



1ST FLOOR MASTER BEDROOM

12' 0" x 12' 0" (3.65m x 3.65m)



DRESSING ROOM

6' 0" x 5' 3" (1.83m x 1.60m)



Please note that the owner of this property is related to a Thomas Lardner employee.

EN-SUITE SHOWER ROOM

6' 0" x 5' 3" (1.83m x 1.60m)



GROUND FLOOR FAMILY BATHROOM

11' 6" x 5' 6" (3.50m x 1.68m)



GROUND FLOOR BEDROOM TWO

12' 6" x 10' 6" (3.81m x 3.20m)



OUTSIDE



GROUND FLOOR BEDROOM THREE

10' 6" x 8' 8" (3.20m x 2.64m)

GROUND FLOOR
1061 sq.ft. (98.5 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 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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T709 Printed by Ravensworth 01670 713330



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