



STAMP
DUTY
PAID

Grantham, St Marks Pavilion, Hillside Road | Woodley | SK6
1HS

EDWARD
mellor



Features

- Across THREE Floors of SPACIOUS Living Space
- THREE Bathrooms including an ENSUITE
- Stunning, DETACHED New Build Home
- Contemporary OPEN PLAN family area
- Separate UTILITY Room

Are you looking for a unique NEW BUILD home that is DETACHED, attractively DOUBLE FRONTED and features FIVE BEDROOMS and THREE BATHROOMS across THREE FLOORS of spacious living space? Then look no further... This STUNNING family home boasts an impressive LAYOUT that has been thoughtfully designed with contemporary family living in mind, it is

ENERGY EFFICIENT and is conveniently located between Woodley and Romiley village.

Offering a fantastic balance of style, space and practicality throughout, with GREAT SIZED ROOMS all finished to a HIGH SPECIFICATION.

Upon entering, you will be greeted to the inviting entrance hall, a spacious

lounge, a modern OPEN PLAN kitchen/dining/family area perfect for entertaining and everyday family life, alongside useful STORAGE space and a separate UTILITY ROOM. To the first floor there are three well-proportioned bedrooms and two stylish bathrooms - one of which is an ENSUITE to the master bedroom.



To the second floor there are a further two generously sized bedrooms and an additional SHOWER ROOM, creating versatile accommodation perfectly suited to GROWING FAMILIES, guests or those working from home.

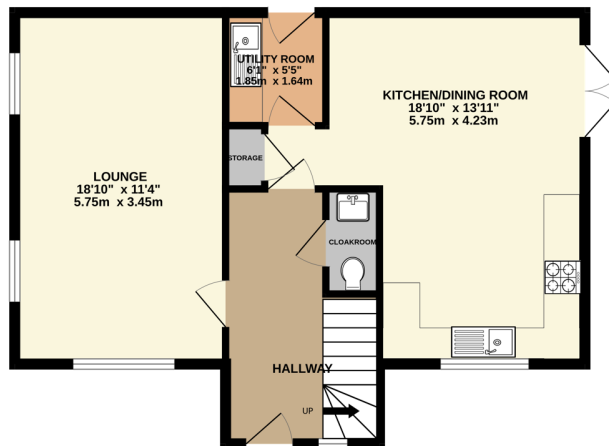
Externally benefitting with PARKING, a beautifully presented FRONT GARDEN and a generously sized LANDSCAPED GARDEN - perfect for enjoying for summers to come!

Located on a desirable NEW DEVELOPMENT in a prime position, close to GREENERY and beautiful scenic walks along the Peak Forest Canal and Werneth Low. A short walk away from well-regarded local SCHOOLS including Woodley & Greave Primary School. Woodley Precinct and Romiley Village, which offer a range of Independent shops, restaurants & cafes. The property is fantastically situated for TRANSPORT LINKS, you can reach Stockport Town Centre, Romiley Village and Gee Cross Village in 15 minutes, Woodley Train Station is also within walking distance, from there you will make it into the vibrant Manchester City Centre in less than 30 minutes and the M60 motorway is easy to access, which connects you to the rest of the North West.

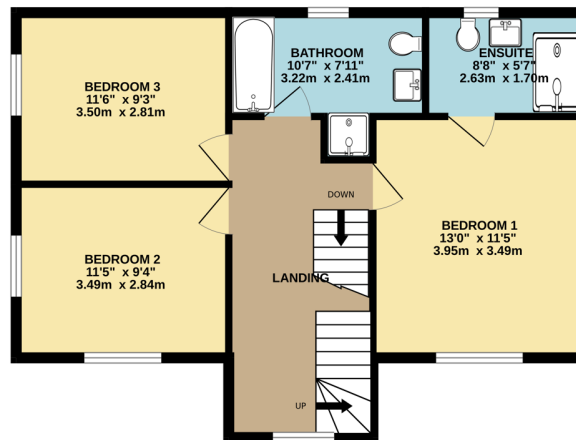
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

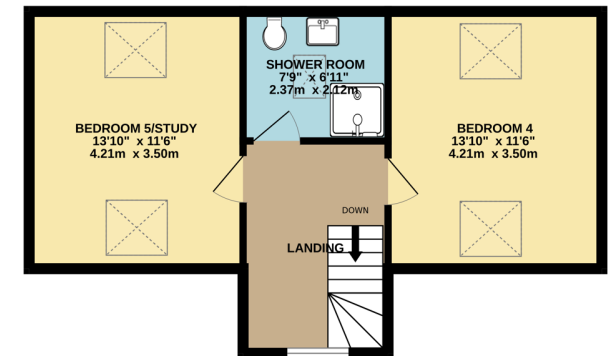
GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.4 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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Important Information

EPC Rating

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