



## Oxford Drive, Woodley, SK6 1JF

Enjoying a highly sought-after location backing onto the attractive open fields that surround Heal Wood, this spacious and versatile semi-detached dormer bungalow also enjoys a beautiful, sunny and private rear garden. The accommodation could be altered to suit a variety of needs as the current dining room and sitting room were originally two ground floor bedrooms and could easily be reinstated if required. The remaining accommodation includes an entrance hall, lounge, modern fitted kitchen, conservatory, a luxury ground floor shower room, two first floor double bedrooms with fitted furniture and a first floor w.c. Outside there is a long driveway that extends under a large carport to a detached garage. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: £325,000



**ENCLOSED PORCH**

**ENTRANCE HALL**

**LOUNGE**

14' 8" into bay x 12' 1" (4.47m x 3.68m)



**DINING ROOM**

12' 1" x 11' 4" (3.68m x 3.45m)



**SITTING ROOM**

12' 10" x 8' 6" (3.91m x 2.59m)



**FITTED KITCHEN**

12' 4" x 8' 2" (3.76m x 2.49m)



**CONSERVATORY**

10' 4" x 8' 2" (3.15m x 2.49m)



**LUXURY SHOWER ROOM**



**FIRST FLOOR LANDING**

**BEDROOM ONE**

13' 0" x 11' 6" into wardrobes (3.96m x 3.50m)



**W.C.**

**DETACHED GARAGE & CARPORT**



**BEDROOM TWO**

12' 5" x 8' 0" (3.78m x 2.44m)

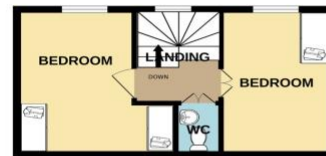


**OUTSIDE**



GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.

1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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