



## 11 Wycroft Close, Woodley, SK6 1NH

If you need spacious and versatile accommodation for a growing or multi-generational family - you need look no further! Situated within a popular cul-de-sac, close to Woodley Railway station, this executive detached home provides extended accommodation that is sure to cater for most needs. In brief, it provides: entrance hall, downstairs w.c and storage room, lounge, stunning orangery running across the rear of the property, a separate sitting room, modern fitted kitchen with integrated appliances, an adjoining utility room and a study/bedroom five all on the ground floor. The first floor offers a spacious landing, master bedroom with en-suite shower room, three further bedrooms and a luxury family shower room. Outside there is a.... cont'd over

Price Guide: Offers Over £500,000



...., a long and wide driveway to the front with EV charger and an enclosed, private, low-maintenance garden to the rear. Tenure: freehold. Council tax band: D. EPC rating: C.

**ENTRANCE HALL**

**GROUND FLOOR WC**

**STORE ROOM**

8' 0" x 5' 10" (2.44m x 1.78m)

**LOUNGE**

16' 2" x 11' 7" (4.92m x 3.53m)



**ORANGERY**

20' 0" x 10' 8" (6.09m x 3.25m)



**SITTING ROOM**

11' 0" x 8' 9" (3.35m x 2.66m)



**FITTED KITCHEN**

11' 0" x 9' 9" (3.35m x 2.97m)



**UTILITY ROOM**

6' 7" x 4' 6" (2.01m x 1.37m)

**STUDY/BEDROOM FIVE**

12' 4" x 7' 10" (3.76m x 2.39m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12' 9" x 10' 8" (3.88m x 3.25m)



**EN-SUITE SHOWER ROOM**

9' 6" x 3' 1" (2.89m x 0.94m)



**BEDROOM TWO**

13' 1" max x 12' 3" (3.98m x 3.73m)



**BEDROOM FOUR**

9' 4" x 7' 0" (2.84m x 2.13m)

**FAMILY SHOWER ROOM**

9' 8" x 5' 10" (2.94m x 1.78m)



**BEDROOM THREE**

12' 0" x 8' 10" (3.65m x 2.69m)



**OUTSIDE**



GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.

1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.  
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