



Ashdown Avenue, Woodley, SK6 1LL

A beautifully presented four-bedroom detached family home, occupying a desirable position on a highly regarded residential development. Offering spacious and well-planned living accommodation, this impressive property also benefits from a generous rear garden, thoughtfully enhanced by the current owners to include a superb summer house/bar, ideal for entertaining. The bright and versatile accommodation briefly comprises: an inviting entrance hall with staircase to the first floor, a living room, sitting room and family room, a quality fitted breakfast kitchen with selected integrated appliances and an adjoining dining room with doors opening onto the garden, together with a downstairs WC. To the first floor are.... Cont'd over

Price Guide: £595,000



four double bedrooms, two with fitted wardrobes, and a beautifully appointed family bathroom. Externally, the property enjoys a driveway providing ample off-road parking and access to the double garage.

EPC Rated D. Council Tax Band E. Tenure - Long Leasehold.

ENTRANCE HALL

LOUNGE

13' 10" x 11' 4" (4.21m x 3.45m)



SITTING ROOM

12' 8" x 9' 4" (3.86m x 2.84m)



FAMILY ROOM

11' 7" x 7' 9" (3.53m x 2.36m)



FITTED KITCHEN

11' 9" x 8' 4" (3.58m x 2.54m)

DINING ROOM

9' 10" x 8' 10" (2.99m x 2.69m)



GROUND FLOOR WC

FIRST FLOOR LANDING

MASTER BEDROOM

12' 11" x 11' 10" (3.93m x 3.60m)



BEDROOM TWO

15' 6" x 10' 10" max (4.72m x 3.30m)



BEDROOM THREE

15' 9" x 8' 8" (4.80m x 2.64m)



FAMILY BATHROOM

7' 9" x 5' 7" (2.36m x 1.70m)



BEDROOM FOUR

11' 4" x 9' 6" (3.45m x 2.89m)

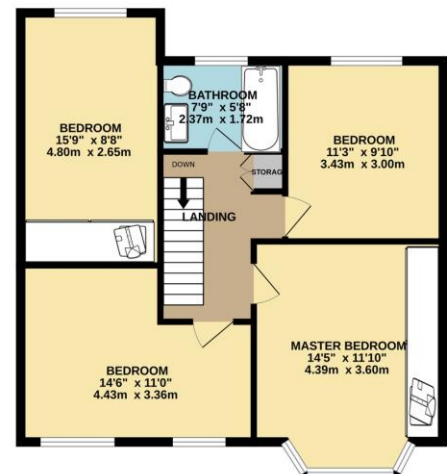


GARDEN ROOM/BAR



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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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Thomas Lardner Estate Agents
 4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
 0161 494 5136
 enquiries@thomaslardner.com
www.thomaslardner.com