



Pennine Road, Woodley

Freehold

Expansive garden • Off-road parking (driveway) • Modern open plan kitchen with island • Integrated kitchen appliances • Bi-fold doors to private patio • Conservatory with glass roof and French doors • Wood-burning stove in living area • Modern bathroom with rain shower • Abundant natural light throughout • Spacious patio and outdoor seating areas



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Step into a home where space and comfort blend seamlessly, offering plenty of options for family life and entertaining alike. This impressive five bedroom semi-detached house welcomes you with a warm, inviting atmosphere from the moment you step through the front door.

The heart of the home is the modern open plan kitchen, complete with a central island that's perfect for morning coffee, casual meals, or catching up with friends while you cook. Integrated appliances keep everything sleek and tidy. The conservatory - with its glass roof and French doors - offers a light-filled spot to relax, read, or entertain guests with French doors leading to expansive garden. The seamless connection between the kitchen, conservatory, and garden ensures guests can mingle indoors and out with ease.

The separate lounge is a cosy retreat, with a wood-burning stove ready to keep you snug on winter evenings and a large bay window flooding the room with light on a sunny day.

Upstairs, the five bedrooms plus a study provide plenty of options for a growing family, home office, or guest rooms, all benefiting from abundant natural light.

The modern bathroom is a true sanctuary, featuring a luxurious rain shower that makes every day feel like a spa day. The study on the top floor was originally a bathroom and the plumbing is still there if you would like to reinstate it to service the two upper bedrooms.

Throughout the house, thoughtful design and spacious rooms ensure comfort and practicality, making it easy to imagine yourself settling in and making memories here.

The outside space is just as impressive, designed for both relaxation and lively gatherings. The expansive garden is a true showstopper, offering lush greenery, colourful flowerbeds, and mature trees that provide privacy and a sense of tranquillity. The spacious patio is ideal for summer barbeques, morning yoga, or simply soaking up the sunshine with a good book. Multiple outdoor seating areas mean there's always a perfect spot to unwind, whether you're hosting friends or enjoying a quiet family meal al fresco. The office room in the garden is the perfect spot for those who work from home and offers a large storage area for the families hobbies and outdoor pursuits.

The private driveway has convenient off-road parking for several cars, making coming and going a breeze. For those who love to entertain, the seamless connection between the kitchen, conservatory, and garden ensures guests can mingle indoors and out with ease. The garden is also a wonderful space for children to play, pets to roam, or for anyone with a green thumb to indulge in some gardening.

Pennine Road is one of the most popular roads in the area, dotted with detached and semi detached homes and is close to Romiley town centre. From your door take a lovely stroll or more strenuous cycle across Werneth Low .

You are within easy reach of good local amenities, only a stone's throw from Romiley, Compstall, and Woodley where there are some fabulous independent shops, restaurants, cinema and lovely countryside. Manchester Airport is a 25-minute drive away and there are several train stations to choose from to access the bright lights of Manchester city centre. The motorway network to access the rest of the Northwest and beyond are a few minutes' drive-away.

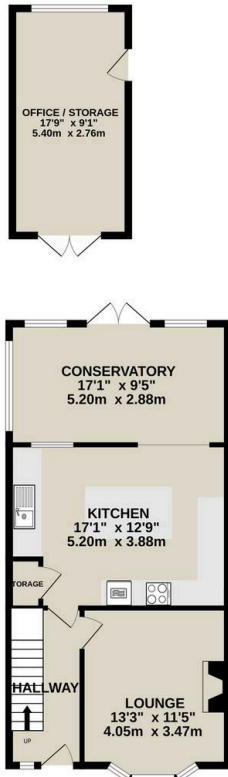
Council Tax band: C

Tenure: Freehold

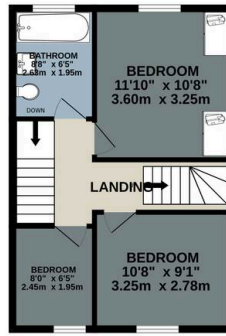
EPC Energy Efficiency Rating: C



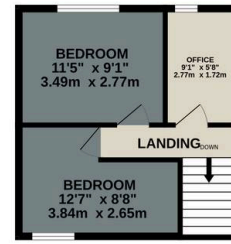
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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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