

Quarry Street, Woodley

Freehold

Charming cottage with bay window and covered porch • Off-road parking for up to 3 cars • Spacious well-maintained garden • Private patio area with outdoor seating • Modern kitchen with integrated appliances and wooden countertops • Garden access via French doors • Cosy living room with wood burning stove and exposed brick fireplace • Stylish modern bathroom with subway tiles and shower over the bath • Utility room and downstairs wc



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Welcome to this beautifully presented two-bedroom, two-bathroom semi-detached cottage, a true haven for those seeking comfort, style, and the ease of modern living. Hidden just off Smithy Green this charming cottage has a covered porch, inviting brick exterior, rustic wooden door and elegant bay window, you'll feel this property's unique blend of character and contemporary flair.

The home is thoughtfully laid out, featuring a spacious lounge that seamlessly flows into an open-plan kitchen and dining area, creating a sociable heart to the house where natural light pours in through large windows and French doors. With off-road parking and a private, well-maintained garden, this is a home that promises both convenience and an exceptional lifestyle.

Stepping inside, you're welcomed by a warm living space highlighted by rich hardwood flooring and an exposed brick fireplace with a wood burning stove. This area is perfect for relaxed evenings, whether you're curled up on the sofa with a book or entertaining friends.

The bay window floods the room with light and offers a serene view of the front garden, while tasteful modern artwork and decorative features add personality and charm. The open plan layout draws you into the stylish kitchen, where cream cabinetry, integrated fridge and freezer, space for a dishwasher, and sleek wooden countertops provide the perfect setting for culinary adventures.

A cosy dining nook cleverly utilises the under-stairs area, creating an intimate space for meals. The kitchen opens directly onto the garden via French doors, inviting the outdoors in and making al fresco dining or summer gatherings effortless.

Upstairs, both bedrooms are designed for comfort and relaxation. The spacious Principal bedroom benefits from ample natural light, a large window with blinds, and practical storage options including built-in wardrobes and shelves. Modern decor, soft carpeting, and soothing neutral tones create a tranquil retreat.

The second bedroom also enjoys abundant light, with features like a dedicated workspace, and space for a double bed make it equally suited for restful nights or productive days working from home. The bathroom continues the home's stylish theme, finished with contemporary subway tiles, heated towel rail, and elegant patterned flooring. Enjoy the practicality of a shower over the bath with a glass screen.

Outside, this property truly comes into its own. A spacious, well-maintained garden stretches out from the house, offering a lush lawn bordered by privacy fencing and vibrant flower beds. Large patio areas are perfect for entertaining, just light the BBQ and invite friends and family. To the front of the property is a cottage style garden, not overlooked and offering complete privacy.

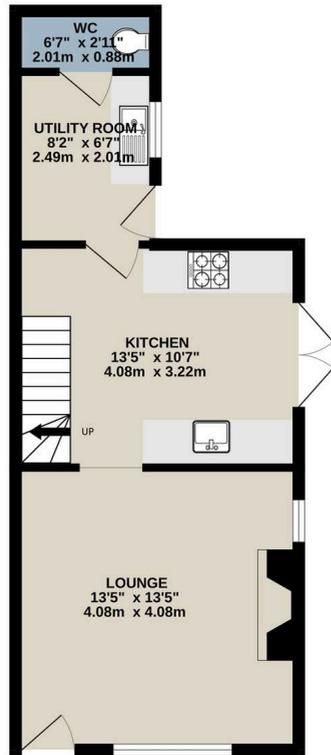
Council Tax band: B

Tenure: Freehold

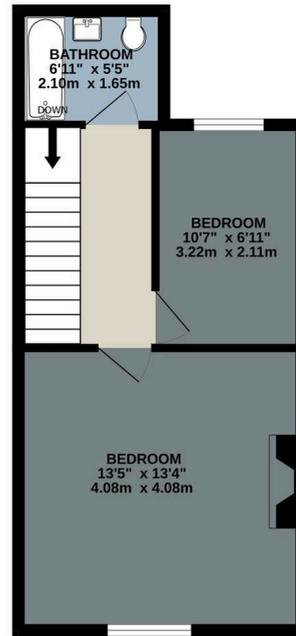
EPC Energy Efficiency Rating: D



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk