



## Ennerdale Road, Woodley, SK6 1BJ

The current owners of this bow-fronted, semi-detached house have completed a full high-quality refurbishment in recent years including new kitchen and bathroom, a re-wire and re-plastering, a new boiler, a new garage with car charging point and landscaping of the gardens. The extended accommodation includes an entrance hall, downstairs w.c., lounge, fitted kitchen with adjoining dining room, family room/office and utility room all on the ground floor. Upstairs there are three bedrooms and a luxury bathroom. Outside there are landscaped gardens to the front, rear and side in addition to the garage and double width driveway. Tenure: Freehold. EPC Rated C. Council Tax Band: D.

Price Guide: £325,000



### ENTRANCE HALL

13' 1" x 6' 5" (3.98m x 1.95m)

### DOWNSTAIRS W.C.

### LOUNGE

13' 4" into bay x 11' 4" (4.06m x 3.45m)

### OPEN-PLAN DINING KITCHEN

19' 2" x 12' 4" max (5.84m x 3.76m)



### FAMILY ROOM/OFFICE SPACE

9' 4" x 7' 1" (2.84m x 2.16m)



### UTILITY ROOM

7' 0" x 4' 10" (2.13m x 1.47m)

### FIRST FLOOR LANDING

### BEDROOM ONE

13' 7" x 11' 0" (4.14m x 3.35m)



### BEDROOM TWO

12' 5" x 11' 5" max (3.78m x 3.48m)



### BEDROOM THREE

8' 6" x 7' 6" (2.59m x 2.28m)

### LUXURY BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m)



### DETACHED GARAGE

With power installed including an electric car charging point.



### VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - C

Tenure - Freehold

Council Tax Band - D



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