



## Werneth Road, Woodley. SK6 1HR

Werneth Road is a highly sought after location and is within walking distance to popular Primary Schools. The property is close to Woodley and Romiley Train Stations providing direct rail links to Manchester City Centre. The versatile accommodation includes a good sized reception room with living and dining space, well presented dining kitchen, utility room and integral garage. To the first floor is a landing, master bedroom with wash basin and potential for ensuite, three further bedrooms, bathroom and a separate WC. Outside there is a driveway providing parking for several vehicles, while the rear garden features a lovely large lawn in addition to a paved patio.

Council Tax Band: F. Energy Rating: TBC.  
Tenure: Leasehold.

‘Offers In Excess’ of £475,000





**LIVING ROOM**

15' 5" x 11' 2" (4.70m x 3.40m)



**KITCHEN DINER**

13' 9" x 10' 10" (4.19m x 3.30m)



**UTILITY ROOM**

10' 5" x 7' 10" (3.17m x 2.39m)



**BATHROOM**

5' 10" x 5' 6" (1.78m x 1.68m)



**MASTER BEDROOM**

21' 5" x 10' 5" (6.52m x 3.17m)



**BEDROOM TWO**

12' 7" x 10' 11" (3.83m x 3.32m)



**DINING AREA**

10' 7" x 8' 4" (3.22m x 2.54m)





### BEDROOM THREE

8' 11" x 7' 5" (2.72m x 2.26m)

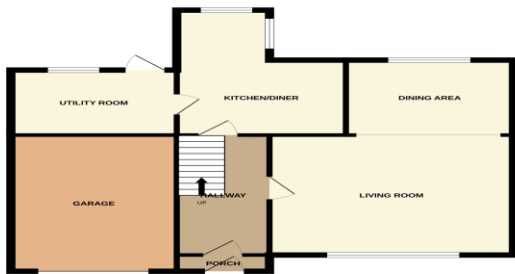


### BEDROOM FOUR

10' 1" x 10' 4" (3.07m x 3.15m)



GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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 for 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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