



## Werneth Road, Woodley, SK6 1HW

Situated within one of Woodley's most sought-after locations, this extended, bay-fronted semi-detached home offers spacious family accommodation over three floors including a superb 20ft square open-plan living, dining and kitchen space overlooking the attractive rear garden. With gas fired central heating and double glazing the accommodation includes an entrance hall, downstairs w.c., a lounge which is separate from the open-plan living space, 4 bedrooms (one on the second floor) and a family bathroom. Outside there is a large driveway to the front and a good sized attractive garden to the rear that enjoys a sunny southerly aspect. Tenure: Freehold. Council Tax Band: D. EPC Rating: To follow.

Price Guide: £485,000



**ENTRANCE HALL**

13' 7" x 7' 10" (4.14m x 2.39m)



**GROUND FLOOR WC**

**LOUNGE**

14' 4" max x 13' 4" (4.37m x 4.06m)



**FIRST FLOOR LANDING**

**BEDROOM ONE**

14' 5" max x 12' 6" (4.39m x 3.81m)

**OPEN PLAN LIVING/DINING/KITCHEN SPACE**

22' 8" max x 20' 10" (6.90m x 6.35m)



**BEDROOM TWO**

12' 10" x 12' 4" (3.91m x 3.76m)



**SECOND FLOOR LANDING**

8' 3" x 7' 5" (2.51m x 2.26m)

**BEDROOM THREE**

12' 3" x 11' 0" max (3.73m x 3.35m)



**BEDROOM FOUR**

8' 4" x 7' 11" (2.54m x 2.41m)

**FAMILY BATHROOM**

7' 10" x 6' 4" (2.39m x 1.93m)



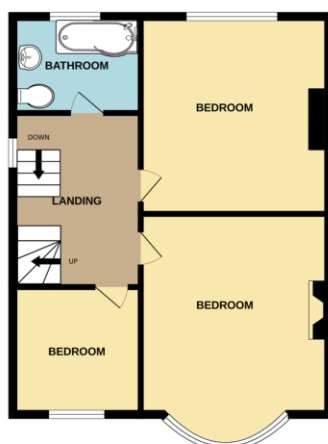
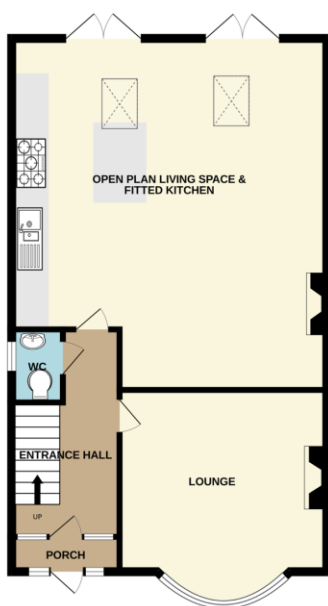
**OUTSIDE**



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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. Made with Metropix ©2024



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