



## Harrisons Drive, Woodley, SK6 1JY

This beautifully presented family home is situated within a highly sought-after cul-de-sac that adjoins the attractive open countryside of Werneth Low and has been extended to the rear to create a superb, 26ft dining kitchen with ample space for a full dining table in addition to a sitting area. In addition, the property offers an entrance hall, lounge, first floor landing, three bedrooms, a luxury bathroom with shower cubicle in addition to a bath and there is an attached garage with access from the kitchen. Outside there is an attractive, sunny rear garden in addition to a low maintenance front garden adjoining a double width driveway. Tenure: Freehold. Council Tax Band: D. EPC rating: C.

Price Guide: £495,000





### ENTRANCE HALL

13' 7" x 6' 5" (4.14m x 1.95m)

### LOUNGE

15' 7" x 11' 2" (4.75m x 3.40m)



### BEDROOM TWO

11' 5" x 9' 7" (3.48m x 2.92m)



### BEDROOM THREE

7' 0" x 6' 6" (2.13m x 1.98m)

### BATHROOM

8' 5" max x 8' 4" (2.56m x 2.54m)



### OUTSIDE



### OPEN PLAN KITCHEN/DINING/LIVING SPACE

26' 10" x 12' 8" max (8.17m x 3.86m)

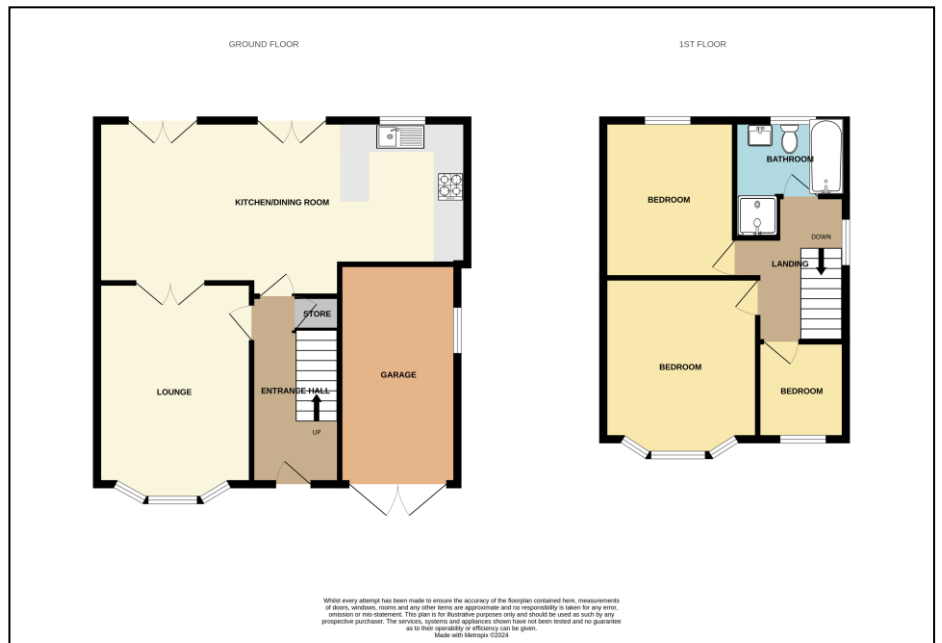


### VIEWING ARRANGEMENTS

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

### BEDROOM ONE

12' 10" x 11' 6" (3.91m x 3.50m)



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