

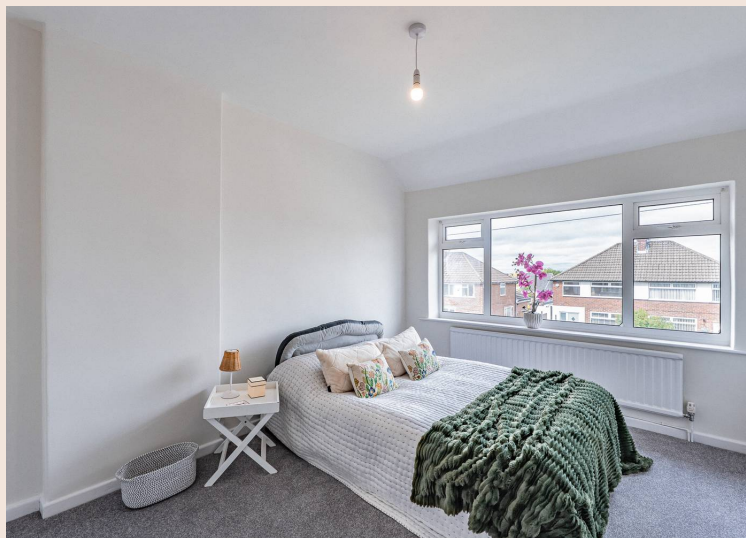


Sherwood Road, Woodley

Leasehold

Recently renovated • Private garden • Spacious driveway • Modern kitchen with island • Integrated appliances • Open plan living in the kitchen & dining area • Modern bathroom with shower over the bath • Large windows throughout • Abundant natural light





Welcome to this beautifully appointed three-bedroom, semi-detached house that perfectly blends modern comfort with inviting charm. As you arrive, a spacious paved driveway (offering ample off-road parking) leads you past a lush front lawn and privacy-enhancing hedges, setting a warm and welcoming tone for your new home.

The neatly paved pathway draws you to a private entrance framed by a classic brick exterior, while large front windows promise a light-filled interior that's as inviting as its kerb appeal suggests.

Step inside to discover a bright and airy vestibule for kicking off your shoes before entering the hallway. The sleek laminate flooring pairs effortlessly with the warmth of a modern carpeted staircase and stylish wooden doors. The abundance of natural light streaming in through frosted glass and large windows instantly creates a sense of openness and comfort.

Moving into the heart of the home, you'll find a truly stunning contemporary kitchen and dining room. This space is thoughtfully designed with sleek cabinetry, integrated appliances, and a striking marble style worktop that exudes elegance.

The kitchen island and breakfast bar offer the perfect spots for casual dining or morning coffee, while large windows and garden-facing doors flood the room with sunlight and provide seamless access to the outdoor space - ideal for those who love indoor-outdoor living.

The spacious lounge is designed for both relaxation and entertaining. Plush new carpeting underfoot and a charming fireplace set a cosy yet modern tone, while large windows ensure this is always a bright and welcoming space. Whether you're hosting friends or enjoying a quiet evening by the fire, this living area easily adapts to your lifestyle.

Upstairs, three generously sized bedrooms await, each featuring plush carpeting, neutral decor, and large windows that bathe the rooms in natural light. The Principal and second bedrooms offer plenty of space for king sized beds and wardrobes, with the third bedroom a perfect nursery or home office. Each bedroom provides a versatile backdrop for your personal style, making it easy to imagine settling in.

The modern family bathroom has been finished to a high standard, boasting large neutral tiles, a sleek bath with shower and a chic black framed shower screen. A contemporary vanity unit has ample storage and frosted windows ensure privacy while allowing light to filter in, creating a refreshing, spa-like atmosphere.

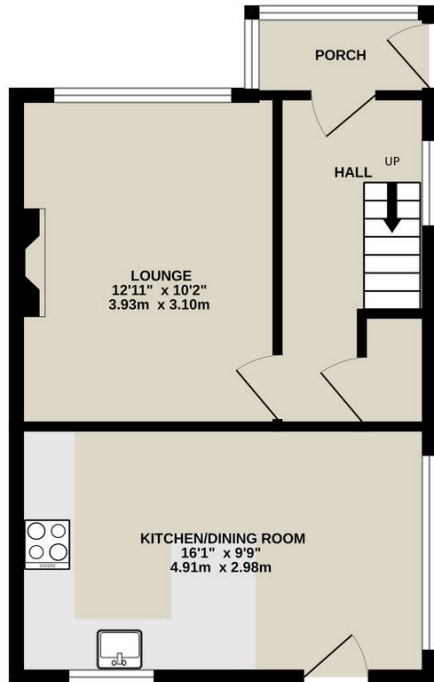
Beyond the interiors, the outdoor spaces are just as impressive. The private rear garden is a true haven, offering a well-maintained lawn and a patio area - perfect for summer barbeques, family gatherings, or simply relaxing in the sunshine. Side pathway access adds practicality and convenience.

Council Tax band: C

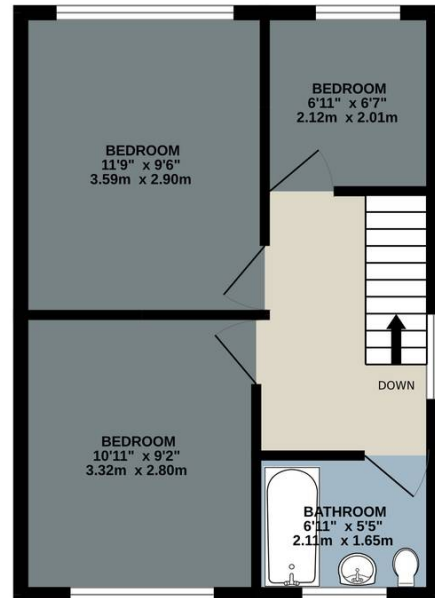
EPC Energy Efficiency Rating: D



GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.5 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 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