

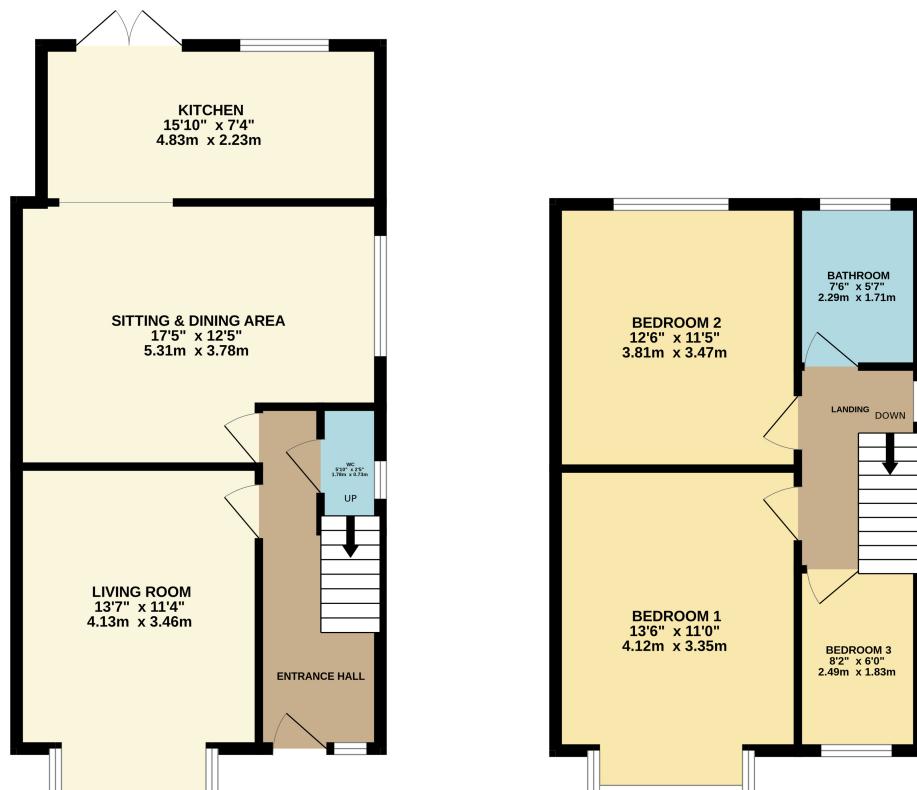


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.
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Features

- Stunning & Extended 3 Bedroom Family Home
- Period Charm With Modern Fittings
- Superb Open Plan Living Kitchen
- Attractively Fitted Bathroom
- Highly Sought After Location

A warm welcome to Woodbank Avenue in this highly regarded location of Offerton. This stunning and thoughtfully extended family home combines the perfect blend of a chic and stylish interior with period charm and character conducive with its age and is a perfect acquisition for a young

family looking for a "turn key" home. The property features expansive living accommodation with the centrepiece being a fabulous open plan living kitchen which is perfect for entertaining and social gatherings whilst a generous size front living room provides a perfect space for quiet

relaxation and contemplation. In addition there are 3 bedrooms and a beautifully fitted 3 piece bathroom suite whilst externally there are good size lawned gardens and a decorative brick bloc driveway to provide ample parking. Viewing essential.



Woodbank Avenue is a highly sought after residential location given its close proximity to excellent schools including Banks Lane School, nearby Woodbank Park, local shopping facilities and good public transport links with Stockport & Manchester City Centre. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs leading to the first floor, useful downstairs WC, front living room with feature bay window, wooden panelled walls and focal fireplace, open plan seating / dining area and a superbly fitted kitchen with French doors leading directly to the rear garden. To the first floor, a landing leads to 3 bedrooms and a lovely 3 piece bathroom suite. The rear garden offers well tended gardens which provide the perfect space for outdoor entertaining and recreational use with a decking area to the rear for Alfresco dining.

