

Woodley, 3 Carlton Avenue, Wilmslow, Cheshire, SK9 4EP

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Built of brick construction under a tiled roof, Woodley is a detached dormer bungalow which has been extended on two floors at the rear and now provides spacious and versatile accommodation with the benefit of a gas fired central heating system and UPVC sealed double glazed windows.

The ground floor accommodation includes three separate reception rooms, as well as two double bedrooms and a shower room. The lounge extends along the front of the property and features a mahogany fireplace surround with marble inset and hearth. This room leads through glazed double doors to a dining room at the rear. A small sitting room is situated next to the kitchen and this room has double doors leading to the rear garden. The kitchen is fitted with a range of oak fronted units and it includes Belling and Hygena appliances. The two ground floor bedrooms can be adapted and used as additional living rooms, if required and there is the benefit of a shower room and separate cloakroom.

The first floor accommodation includes an additional three bedrooms and modern fitted bathroom, although the smallest bedroom would make a useful study, if preferred.

Woodley occupies a corner plot with a paved parking area for at least two cars at the front and a paved sun terrace in the southeast facing rear garden. The rest of the gardens are laid to lawns with paths and mature shrubs, providing a secluded setting for the bungalow. There is a large double garage with a folding Slingsby ladder to a storage area above and there is a greenhouse in the rear garden. Woodley occupies a quiet corner cul-de-sac position on the north side of Wilmslow, approximately 1¼ miles from the town centre and convenient for the A34 bypass road with its connections to the shopping centres at Handforth Dean and Cheadle Royal.

Ground Floor

Enclosed Entrance Porch: With quarry tiled floor and UPVC double doors leading from the front garden.

Entrance Hall: With UPVC front door, radiator and built-in cloaks and storage cupboard under the stairs.

Cloakroom: Having vanity unit with cupboards below, wc wood effect flooring, double radiator, part tiled walls and extractor fan.

Lounge: 17' x 12' 11" (5.18m x 3.94m) Having mahogany fireplace surround with marble inset and hearth and fitted gas fire, double radiator, three wall light points and glazed double doors to:

Dining Room: 11' 1" x 9' 10" (3.38m x 3.00m) With double radiator.

Sitting Room: 10' 11" x 8' 10" (3.33m x 2.69m) With radiator, wood effect flooring, two wall light points and sealed double doors to the rear garden.

Kitchen: 15' 5" x 10' 5" (4.70m x 3.18m) narrowing to 8'6" L shaped. Stainless steel sink unit, oak fronted fitted base units with working tops and wall cupboards, Belling eye-level double over, Hygena ceramic hob unit with extractor hood above, Hygena dishwasher, plumbing for washing machine, Xpelair extractor fan, part tiled walls, wood effect flooring. Ideal gas fired combination central heating boiler and door to the rear garden.

Bedroom 1: 11' 11" x 11' 11" (3.63m x 3.63m) Excluding door recess, with double radiator and built-in mirror fronted wardrobes.

En-suite Shower room: Having corner shower cubicle with Dolphin electric shower, pedestal washbasin, wc radiator, wood effect flooring, part tiled walls, xpelair extractor fan and built-in linen cupboard.

Bedroom 2: 10' 10" x 14' 11" (3.30m x 4.55m) with double radiator.

First Floor

Landing: With built-in storage cupboard.

Bedroom 3: 14' 2" x 10' 10" (4.32m x 3.30m) With double radiator and access to a part floored and lit storage area in the roof space.

Bedroom 4: 13' 1" x 10' 11" (3.99m x 3.33m) Max, with double radiator and Velux window.

Bedroom 5/Study: 11' x 7' 8" (3.35m x 2.34m) With double radiator

Family Bathroom: Having panelled bath with shower attachment, pedestal washbasin, wc, part tiled walls, radiator, wood effect flooring, recess ceiling lights and Velux window.

Outside

Double Garage

18' 8" x 15' (5.69m x 4.57m) With electric up-and-over door, electric light, power and Slingsby ladder leading to a boarded and lit storage area above.

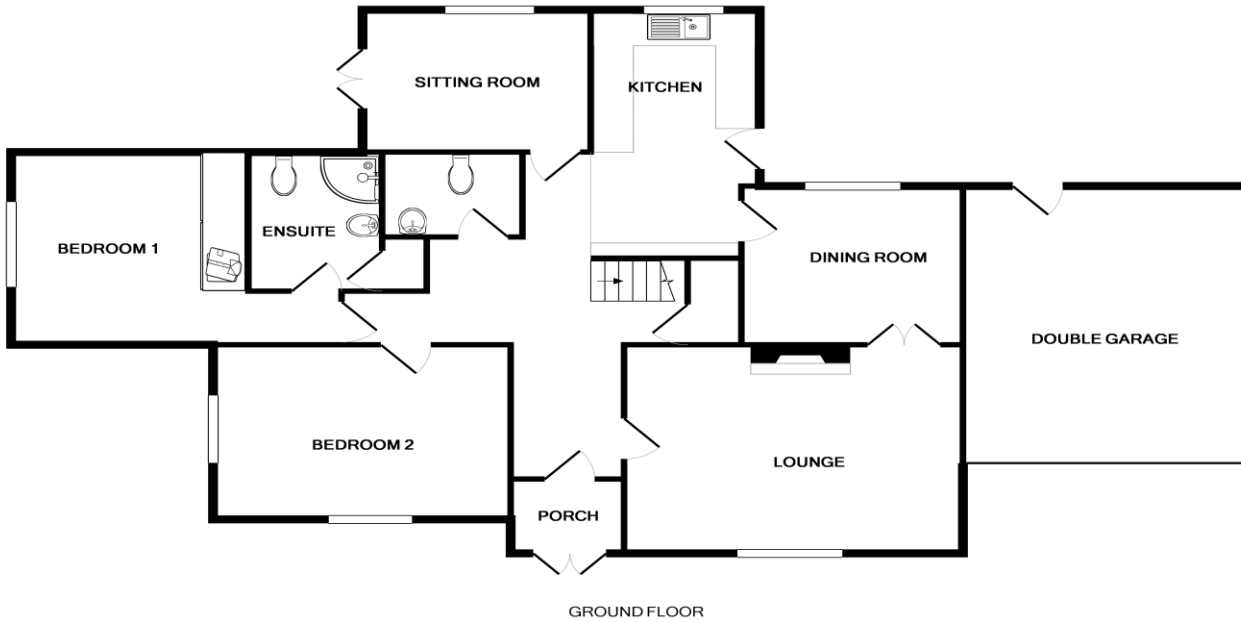
Garden

A corner plot with a paved parking area for at least two cars at the front and a paved sun terrace in the southeast facing rear garden. The rest of the gardens are laid to lawns with paths and mature shrubs.

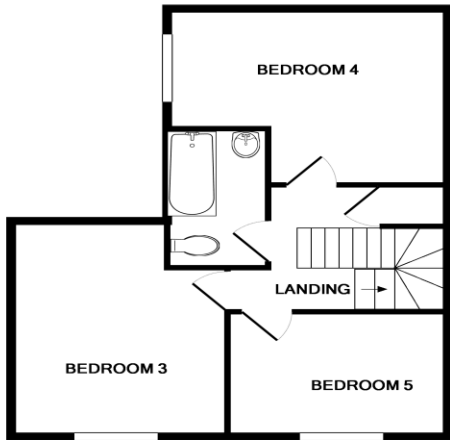
Green House

Location: Woodley occupies a quiet corner cul-de-sac position on the north side of Wilmslow, approximately 1 1/4 miles from the town centre and convenient for the A34 bypass road with its connections to the shopping centres at Handforth Dean and Cheadle Royal. A wide range of shopping, travel, educational and recreational facilities are available in Wilmslow, all within convenient reach of the property. Wilmslow railway station lies on the Manchester - London line and there is an access point to the M56 motorway within short driving distance with its connections to the national motorway network. Manchester International Airport is within fifteen minutes drive from the property.

Directions: From the centre of Wilmslow travel north on the A34 Manchester road to the traffic lights by the Bluebell Garage. Turn left into Stanneylands Road, first right into Sefton Drive and left into Carlton Avenue. Continue round to the left and Woodley will be found on the left hand corner



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>			
67	69	<p>Environmental (CO₂) Impact Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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