

HOME  TRUTHS

Woodnook Road, Appley Bridge

WN6 9JT







Delightful, individual, four bedroom detached property in a popular residential area with 1275 square feet of accommodation, within easy reach of sought after schools and local amenities. To the front, the driveway can accommodate two vehicles and leads to storage, with roller door, and to the main entrance. Step into the vestibule and from there to the spacious living room with wood burning stove. Internal bifolding doors lead to the heart of the home with plenty of space for both dining and comfortable furniture with the kitchen comprising a range of wall and base units topped with granite work surfaces, breakfast bar and etched drainer and appliances include range cooker, American style refrigerator, dishwasher and microwave. A separate utility room has space, power & plumbing for additional appliances and the cloakroom off comprises wash hand basin, wc and ladder heated towel rail. Step outside into the private southeast facing garden with sun terrace and lawn bordered by raised beds and mature planting. A utility area to the side has plenty of space for bins and a shed. Back inside, an oak and glass staircase leads up to the first floor landing with bedroom one benefiting from en suite comprising rainfall mixer shower in walk in cubicle, wc, wash hand basin and ladder heated towel rail. There are two further double bedrooms and a very comfortable L shaped single. Completing the accommodation, the family bathroom comprises bath with screen and rainfall mixer shower over, wc, wash hand basin and ladder heated towel rail.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Individual detached property
- Four bedrooms
- Beautiful dining kitchen
- 1275 square feet of accommodation
- Virtual tour
- Close to schools and amenities



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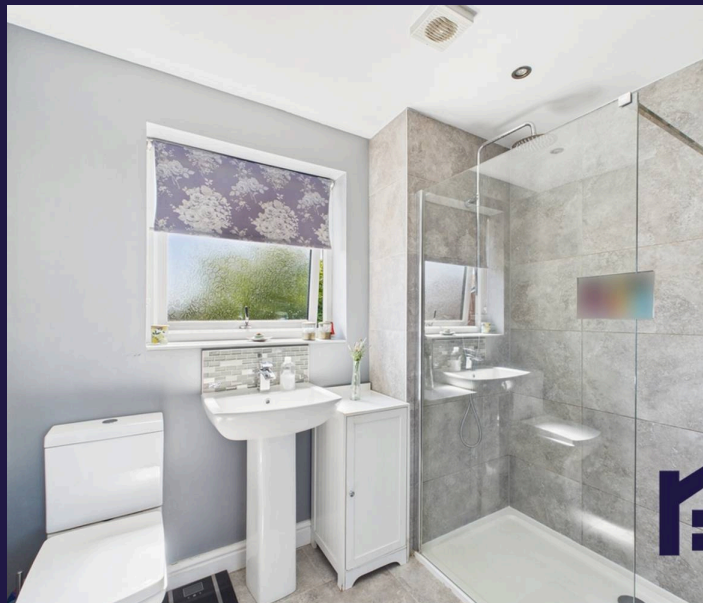
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

118.5 m<sup>2</sup>

1275 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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