



## 12 Woodlands Drive, Stockport, SK2 5AL

Harratt's Property Services are delighted to present this immaculate five-bedroom semi-detached home, ideally located on the sought-after Woodlands Road in Stockport. Offering spacious and stylish living throughout, this beautifully maintained property is perfect for growing families, combining modern design with practical features including a stunning open-plan kitchen-diner, utility room, and a luxurious master bedroom with en-suite.

### Ground Floor:

The property welcomes you with a bright entrance hallway leading into a generous lounge, featuring a charming bay window that fills the room with natural light. The real heart of the home is the impressive open-plan kitchen and dining area, complete with bi-fold doors that open seamlessly to the rear garden — perfect for indoor-outdoor living and entertaining.

The kitchen is fitted with a contemporary range of eye-level and base units, integrated appliances, and a large separate utility room. Additional ground floor features include a downstairs WC, a home office, and underfloor heating throughout for added comfort.

### First Floor:

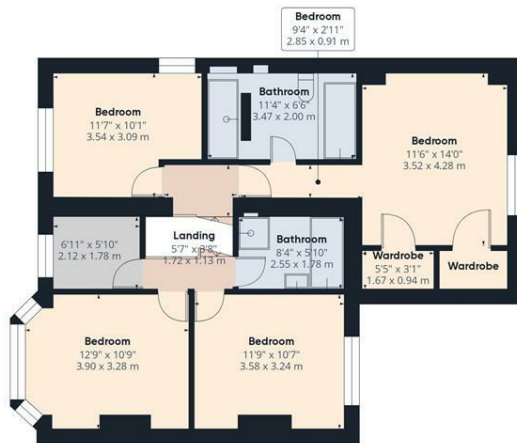
Upstairs, you'll find five well-proportioned bedrooms, four of which are spacious doubles. The master bedroom is a

- Five Bedroom Semi-Detached Property
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Open Plan Kitchen/Diner
- Large Utility Room
- Home Office
- Under Floor Heating
- Downstairs W/C
- Landscaped Garden With Indian Stone
- Detached Garage And Off Road Parking

**£475,000**



Floor 0



Floor 1

**HARRATTS**  
PROPERTY SERVICES

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

1701.13 ft<sup>2</sup>  
158.04 m<sup>2</sup>

Reduced headroom

5.75 ft<sup>2</sup>  
0.53 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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