



*Smithy Green*  
- WOODLEY -

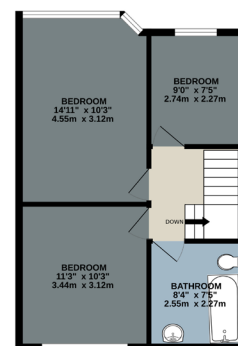
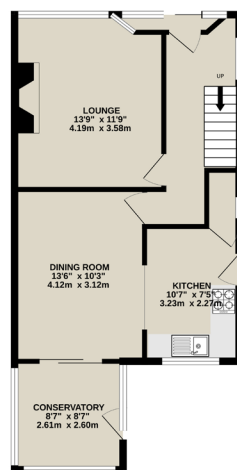
This home has plenty of kerb appeal, within walking distance of local amenities,

KEY POINTS

- Two double bedrooms plus a further single
- Large garden
- New kitchen and carpets throughout
- Sociable kitchen/ diner
- Close to all the local amenities
- Excellent transport links
- Countryside walks on your doorstep

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of areas, volumes, floors and space have the approval and sole responsibility to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a prospective purchase. The intended, existing and applicable dimensions have been noted and no guarantee is given as to the accuracy of any other dimensions.

0161 871 7071  
team@otmpropertyboutique.co.uk



This home has plenty of kerb appeal, within walking distance of local amenities, two double bedrooms, a single and has excellent transport links to Manchester and beyond.

It benefits from a recent re-decoration throughout giving it a light and bright feel. On entrance you have a small vestibule area before entering the spacious bright hallway.

The property has retained some original features including a pretty plate rack in the hallway. Turning right you are greeted with a cosy lounge with modern wall mounted fire, a gorgeous large window overlooking the front garden floods this room with light. There is space for any configuration of sofas for all the family to enjoy film nights.

Wander through into your dining/kitchen/conservatory, this is where the family will spend most of their time. There is space for a dining table for you to entertain your family and friends with dinner and a cocktail or two. From the modern, newly fitted kitchen you can access the side garden and rear yard area.

The conservatory is a lovely spot to relax and enjoy a morning coffee and the perfect opportunity to make a second sitting room if you have younger children.

Upstairs there are two double bedrooms and a single. The principal bedroom sits at the front of the property again overlooking the lawned front garden. There is room for a king-sized bed, bedside tables and has fitted storage.

The second double sits at the back of the property and again has fitted storage in place. A further single bedroom at the front of the property with space for a bed and a wardrobe. The family bathroom sits at the back of the property and has as clean white suite with thermostatic shower over the bath.

The well-maintained garden at the front of the property is mostly laid to lawn and has a privet hedge for privacy, catching the sun till late you can come home and enjoy the last of the sunshine. The garden continues to the side of the house and is screened for privacy. It has a patio area for lighting up the BBQ over the weekend and enjoy the benefits of the outdoor space.

Off road parking, a garage and a further shed complete the outside area.

#### Out and About

Smithy Green sits within easy reach of Lower Peak Forest Canal and Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children for a game of tennis on the all-weather pitch nearby .

If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll to the local shops and find a green-grocer, butchers and an award-winning fish and chip shop.



Energy Efficiency Rating		Current	Potential
92-100	A		82
81-91	B		
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs  
Not energy efficient - higher running costs  
England & Wales  
EU Directive 2002/91/EC

## TECHNICAL DETAILS

- Leasehold
- Council Tax Band : C
- Double Glazed
- Boiler Type - Gas Combi
- Boiler Location- Kitchen
- Off road parking
- Close to Woodley and Bredbury train station
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

Enjoyed Your  
Viewing Experience  
With Us?

We would love it if you could take 2 minutes to leave us a Google review. It really helps a small business like us.



SCAN ME