



Oxford Drive, Woodley, SK6 1HU

Located at the beginning of the sought after 'University Estate' this extended 3 bedroom semi detached bungalow is sure to prove popular. The well presented accommodation features: Entrance porch, reception hall, lounge, conservatory which overlooks the lawned rear garden, fitted dining kitchen with oven, hob, extractor and combination oven, 2 double bedrooms and shower room to the ground floor and then a 3rd double bedroom with en-suite shower room to the first floor. There are useful two eaves storage areas and outside the good sized driveway has off road parking and leads to the detached garage. Gas central heating & double glazing are installed. Council Tax Band: C. Energy Rating: D. Tenure: Freehold

Price Guide: £315,000



ENTRANCE PORCH

RECEPTION HALL

LOUNGE

12' 1" x 12' 0" (3.68m x 3.65m)



CONSERVATORY

10' 1" x 9' 0" (3.07m x 2.74m)



FITTED DINING KITCHEN

11' 1" x 9' 0" (3.38m x 2.74m)

SHOWER ROOM

7' 1" x 6' 1" (2.16m x 1.85m)



BEDROOM ONE

14' 1" x 12' 0" (4.29m x 3.65m)



BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m)



FIRST FLOOR BEDROOM THREE

8' 1" x 8' 1" (2.46m x 2.46m)



EN-SUITE SHOWER ROOM

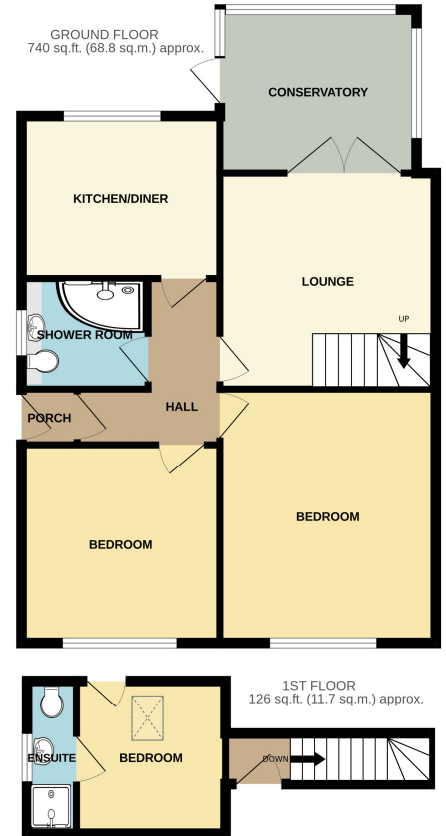
9' 1" x 2' 1" (2.77m x 0.63m)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

OUTSIDE



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com