



## 1, Springbank Court, Woodley, SK6 1RW

This extremely well presented 3 bedroom end mews home enjoys a popular location close to Woodley Railway Station & Woodley Primary School. The re-decorated accommodation features: Entrance hall, 16ft lounge, fitted dining kitchen with French doors to the neat rear garden which has artificial grass & a patio area, 3 bedrooms (main with en-suite shower room) and family bathroom. There are new floor coverings throughout the property together with an electric heating system and outside to the front are two allocated parking spaces along with additional visitor parking. Take a look - this property is sure to interest first time buyers, a buy to let investor or somebody downsizing who wants a low maintenance home. EPC Rating: D. Council Tax Band: C. Tenure: Leasehold 999 years with a peppercorn ground rent.

Asking Price £200,000 NO CHAIN



### ENTRANCE HALL

4' 5" x 3' 2" (1.35m x 0.96m)

### LOUNGE

16' 0" x 15' 2" (4.87m x 4.62m)

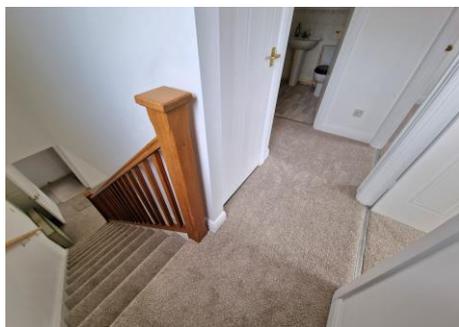
### FITTED DINING KITCHEN

15' 2" x 9' 9" (4.62m x 2.97m)



### LANDING

9' 3" x 3' 0" extending to 5'0" (2.82m x 0.91m)



### BEDROOM ONE

12' 5" x 11' 9" widest points (3.78m x 3.58m)



### EN-SUITE SHOWER ROOM

6' 0" x 6' 0" (1.83m x 1.83m)



### BEDROOM TWO

9' 10" into recess x 8' 9" (2.99m x 2.66m)



### BEDROOM THREE

8' 2" x 6' 1" (2.49m x 1.85m)

### BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)



### SERVICE CHARGE

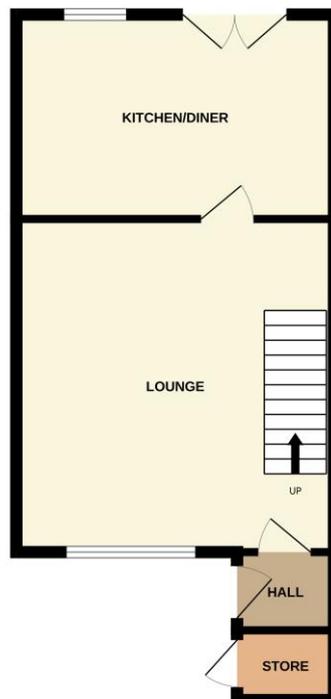
There is a service charge of £66.54 per month which covers items such as buildings insurance, communal garden maintenance, development sinking fund & lighting to the external parking areas.



### VIEWING ARRANGEMENTS

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

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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