



## 48 Langdale Road, Woodley. SK6 1BH

**ABSOLUTELY STUNNING!** An immaculately presented, semi-detached bungalow offering a ground floor double bedroom along with a spacious loft room (that the current owners use as a second bedroom) and a stunning conservatory added in 2019. The property enjoys a sunny position backing onto the canal, within a popular residential area close to the shopping facilities at Woodley Precinct, Woodley Sports Centre and also the Railway Station. The accommodation includes an entrance hall, beautiful lounge, modern fitted kitchen, dining room through to the conservatory, double bedroom a luxury bathroom and the loftroom. There is a driveway and detached garage.

**Offers In Excess of £300,000**



### LIVING ROOM

12' 10" x 12' 6" (3.91m x 3.81m)



### BEDROOM

12' 1" x 10' 0" (3.68m x 3.05m)



### OUTSIDE



### KITCHEN

10' 0" x 8' 6" (3.05m x 2.59m)



### FIRST FLOOR LOFTROOM

18' 1" x 10' 5" (5.51m x 3.17m)



### DINING ROOM

10' 9" x 8' 11" (3.27m x 2.72m)



### BATHROOM

7' 4" x 5' 6" (2.23m x 1.68m)



### VIEWING ARRANGEMENTS

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

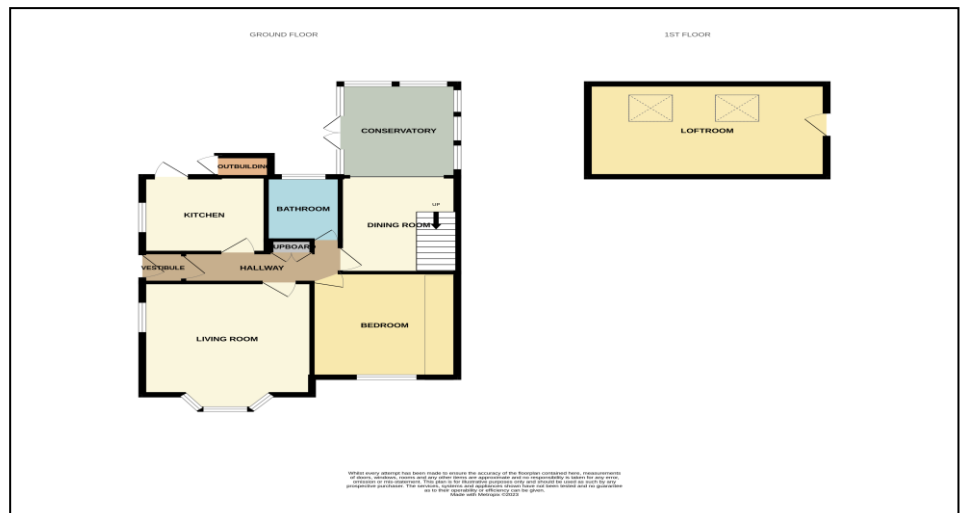
EPC Rating - D

Tenure - Freehold

Council Tax Band - C

### CONSERVATORY

10' 5" x 7' 8" (3.17m x 2.34m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330