



Charnwood Road, Woodley, SK6 1LE

Located on a sought after development close to Woodley Primary school, this extended 3 bedroom semi detached enjoys a corner plot with gardens to three sides & a driveway with detached garage to the rear. The generous sized accommodation features: Porch, reception hall, 23ft 4in lounge, separate dining room with double opening doors to a 19ft 8in fitted kitchen with oven, hob & extractor, 3 bedrooms all with built in wardrobes to the first floor & a family bathroom with white suite. Gas central heating is installed (new Worcester boiler 2019) along with uPVC double glazing & the rear gardens also feature a good sized patio area and access to the garage & driveway. Energy Performance Rating: D. Council Tax Band: D. Tenure: Leasehold with 950 years remaining and an annual ground rent of £10

Price Guide: £325,000



ENTRANCE PORCH

6' 7" x 4' 1" (2.01m x 1.24m)

RECEPTION HALL

13' 7" x 5' 7" (4.14m x 1.70m)



LOUNGE

23' 4" x 10' 2" maximum (7.11m x 3.10m)



DINING ROOM

13' 8" x 10' 9" (4.16m x 3.27m)



FITTED DINING KITCHEN

19' 8" x 9' 2" (5.99m x 2.79m)

LANDING

10' 5" x 7' 0" (3.17m x 2.13m)

BEDROOM ONE

11' 10" x 7' 8" to robes (3.60m x 2.34m)



BEDROOM TWO

11' 5" x 9' 0" (3.48m x 2.74m)



BEDROOM THREE

7' 0" x 6' 2" (2.13m x 1.88m)

FAMILY BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)

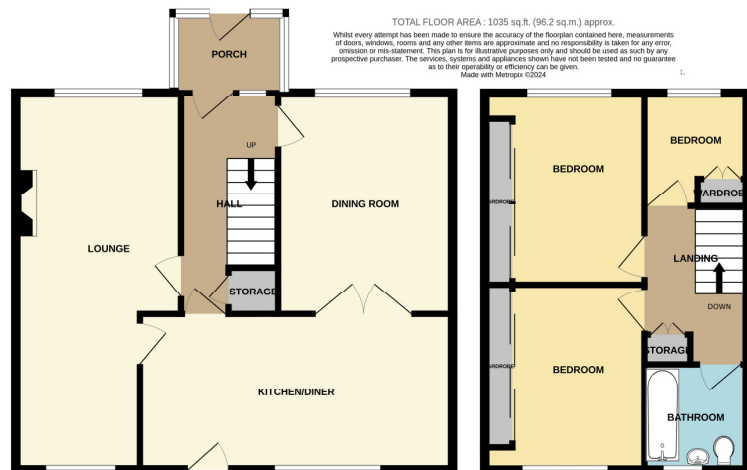


OUTSIDE



VIEWING ARRANGEMENTS

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



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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