



234, Hyde Road, Woodley, SK6 1NX

This well presented terraced home is located on a highly regarded road close to Woodley Primary School and Woodley Train Station with it's direct links to Manchester Piccadilly. The accommodation is sure to appeal to first time buyers and features: Lounge with double opening doors to a separate dining room, modern fitted kitchen with oven, hob, extractor, fridge freezer and washing machine, 2 good sized bedrooms (main with built in wardrobe) and bathroom with white suite. Gas central heating is installed (new boiler installed in 2021) along with uPVC double glazing and outside there is a forecourt front garden and an enclosed paved space at the rear. Energy Rating: TBC. Council Tax Band: A. Tenure: Freehold.

Price Guide: Offers Over £195,000



LOUNGE

13' 6" x 13' 5" (4.11m x 4.09m)



BEDROOM TWO

13' 4" x 6' 1" (4.06m x 1.85m)



OUTSIDE



DINING ROOM

13' 4" x 10' 5" (4.06m x 3.17m)



BATHROOM

9' 3" x 4' 0" (2.82m x 1.22m)

VIEWING ARRANGEMENTS

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

FITTED KITCHEN

11' 10" x 7' 2" (3.60m x 2.18m)

LANDING

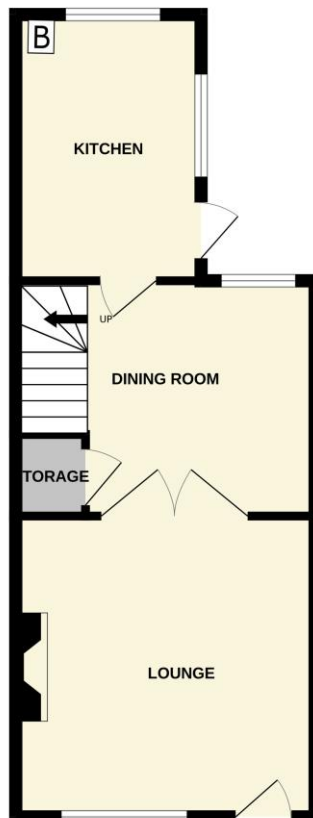


BEDROOM ONE

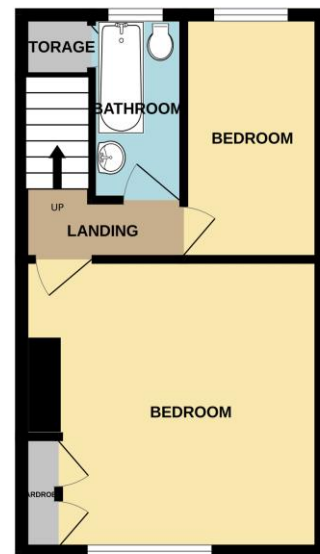
13' 5" x 13' 5" (4.09m x 4.09m)



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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