



Smithy Green, Woodley, SK6 1NG

Sure to appeal to first time buyers and buy-to-let investors! This beautifully presented, traditional terraced cottage enjoys an attractive, enclosed rear yard/garden and was the subject of extensive refurbishment works in 2020 including the installation of a new dining kitchen and shower room, a new boiler, windows and a new roof. The property is well placed for access to Woodley and Bredbury railway stations and Woodley shopping precinct is also within easy walking distance. The accommodation includes a lounge, dining kitchen, rear porch, two double bedrooms and shower room - there is also a boarded loft space. Tenure: Freehold. Council Tax Band B. EPC rating: to follow.

Price Guide: £200,000



LOUNGE

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



BEDROOM TWO

12' 7" x 6' 10" (3.83m x 2.08m)



OUTSIDE



DINING KITCHEN

13' 4" x 10' 7" (4.06m x 3.22m)



SHOWER ROOM

6' 2" x 5' 5" (1.88m x 1.65m)



VIEWING ARRANGEMENTS

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

REAR PORCH

7' 1" x 4' 1" (2.16m x 1.24m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 5" x 11' 7" max (4.09m x 3.53m)



Thomas Lardner Estate Agents, which is a trading name of Romiley 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