



Woodstock Road, Woodley, SK6 1QP

Although in need of some modernisation, this well-proportioned semi-detached house enjoys an attractive setting within a short cul-de-sac along with attractive gardens and a driveway providing off-road parking. Woodley shopping precinct is within easy walking distance and both Woodley and Bredbury railway stations are also close by. The accommodation is warmed by gas fired central heating (new boiler fitted in 2023) and includes an entrance porch and hall, lounge, separate dining room, kitchen, rear porch with adjoining storerooms and w.c., three bedrooms, a bathroom and separate w.c. Tenure: Freehold. Council Tax Band: B. EPC rating: To follow.

Price Guide: Offers Over £220,000



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

12' 4" x 12' 3" (3.76m x 3.73m)



DINING ROOM

10' 7" x 10' 1" (3.22m x 3.07m)



KITCHEN

10' 7" x 8' 3" (3.22m x 2.51m)



STORAGE ROOM ONE

7' 5" x 6' 7" (2.26m x 2.01m)

STORAGE ROOM TWO

4' 7" x 3' 10" (1.40m x 1.17m)

W.C.

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 10' 8" (3.65m x 3.25m)



BEDROOM TWO

10' 7" x 9' 6" (3.22m x 2.89m)



BEDROOM THREE

8' 11" x 7' 10" (2.72m x 2.39m)

BATHROOM

5' 6" x 5' 2" (1.68m x 1.57m)



SEPARATE W.C.

OUTSIDE



VIEWING ARRANGEMENTS

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



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