



Sherwood Road, Woodley, SK6 1LH

Extremely well presented 3 bedroom semi-detached home on a sought-after development close to Woodley Primary School. The property features: Entrance porch, reception hall, through lounge/dining room with patio doors to a conservatory, modern fitted kitchen with certain integral appliances, 3 bedrooms (main with fitted furniture) and modern bathroom. Gas central heating is installed along with uPVC double glazing and outside there is a good sized block paved driveway providing off road parking, a detached garage and enclosed patio garden to the rear. Council Tax Band: C. Tenure: Long Leasehold. EPC rating: E

Price Guide: £280,000



ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE/DINING ROOM

23' 4" x 10' 0" widest point (7.11m x 3.05m)



CONSERVATORY

7' 10" x 9' 0" (2.39m x 2.74m)

KITCHEN

9' 10" x 7' 10" (3m x 2.39m)

FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 9' 8" (3.60m x 2.94m)



BEDROOM TWO

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



BEDROOM THREE

7' 0" x 6' 6" (2.13m x 1.98m)

BATHROOM



DETACHED GARAGE

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