



High Lane, Woodley. SK6 1BA

This well presented period 3 bedroom semi detached is found in a popular location just off Werneth Road and close to Woodley Railway Station and Woodley Primary School. The spacious accommodation features: Entrance hall, living room with feature fireplace, open plan dining room with a fitted kitchen and useful utility room and ground floor WC, 3 generous sized bedrooms and modern bathroom with separate shower enclosure. Gas central heating is installed along with uPVC double glazing and outside there is an enclosed lawned garden, raised patio balcony, large driveway and detached garage.

Tenure Freehold. Council Tax Band C. EPC Rated TBC.

Asking Price £295,000



LIVING ROOM

13' 10" x 11' 0" (4.21m x 3.35m)



BEDROOM ONE

13' 10" x 11' 2" (4.21m x 3.40m)



BATHROOM

7' 6" x 7' 1" (2.28m x 2.16m)



FITTED KITCHEN

11' 0" x 7' 0" (3.35m x 2.13m)



BEDROOM TWO

11' 1" x 10' 11" (3.38m x 3.32m)



OUTSIDE



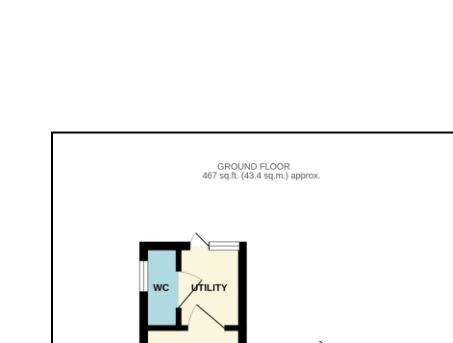
UTILITY ROOM WITH WC

7' 3" x 6' 1" (2.21m x 1.85m)



BEDROOM THREE

7' 5" x 6' 9" (2.26m x 2.06m)



VIEWING ARRANGEMENTS

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

DINING ROOM

13' 9" x 11' 0" (4.19m x 3.35m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Reside measurements are approximate and any plans provided are not to scale; (2) constitute, nor constitute part of, an offer or contract; (3) we have not test 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.

TOTAL FLOOR AREA: 873 sq. ft. (81.1 sq. m.) approx.
 MEASUREMENTS: All measurements have been made to the accuracy of the European standard rules. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee can be given as to their operation or condition. See the particulars for details.

that: (1) all , and do not der or fit fur

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com