



## Hyde Road, Woodley, SK6 1PF

Enjoying a popular location close to Woodley Train Station and Woodley Primary School, this well presented 3 bedroom semi detached is sure to prove popular. The extended accommodation comprises: Entrance hall, lounge with double doors opening to a dining room, fitted kitchen with oven, hob and extractor, 3 good sized bedrooms and modern family bathroom with additional shower enclosure. Gas central heating is installed (new boiler 2023) along with uPVC double glazing. The property has 2 driveways providing off road parking, one to the front and one to the rear (accessed from Briarley Gardens) which leads to a detached garage. The rear garden is laid to lawn with a generous sized patio area. Council Tax Band: C. Energy Rating: TBC. Tenure: Freehold.

Price Guide: £325,000





### ENTRANCE HALL

14' 2" x 6' 0" (4.31m x 1.83m)

### LOUNGE

13' 8" into bay x 11' 7" (4.16m x 3.53m)

### DINING ROOM

12' 3" x 11' 7" (3.73m x 3.53m)



### FITTED KITCHEN

11' 9" x 8' 3" (3.58m x 2.51m)



### LANDING

7' 7" x 6' 9" (2.31m x 2.06m)



### BEDROOM ONE

14' 8" into bay x 9' 7" (4.47m x 2.92m)



### BEDROOM TWO

12' 3" x 10' 0" (3.73m x 3.05m)



### BEDROOM THREE

8' 5" x 6' 10" (2.56m x 2.08m)



### MODERN FAMILY BATHROOM

8' 2" x 7' 9" (2.49m x 2.36m)

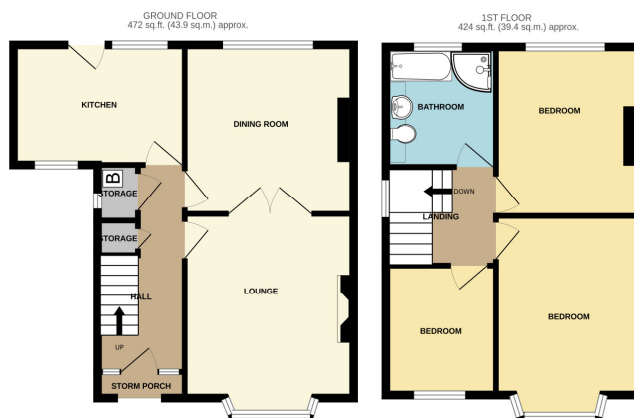


### OUTSIDE



### VIEWING ARRANGEMENTS

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



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