



Ennerdale Road, Woodley. SK6 1BJ

WELL PRESENTED THROUGHOUT and 'ready to move into' 3 bedroom semi detached home located on the ever popular 'Lakes' development. Convenient for Woodley Primary School and close to the Peak Forest Canal and local countryside. This property is sure to prove very popular. Featuring: Entrance hall, 20ft through lounge, fitted kitchen, 3 bedrooms and newly fitted bathroom. Gas central heating is installed (Worcester Boiler fitted in 2020) along with uPVC double glazing. Outside there is a driveway, together with a good sized lawned rear garden, which enjoys far reaching views. Tenure Freehold. EPC rating TBC. Council Tax Band C.

Asking Price of £295,000



LIVING ROOM

19' 11" x 12' 6" (6.07m x 3.81m)

**BEDROOM TWO**

12' 2" x 6' 6" (3.71m x 1.98m)

**SHOWER ROOM**

6' 6" x 6' 4" (1.98m x 1.93m)

**DINING AREA****BEDROOM THREE**

10' 2" x 8' 6" (3.10m x 2.59m)

**OUTSIDE****KITCHEN**

9' 10" x 8' 6" (2.99m x 2.59m)

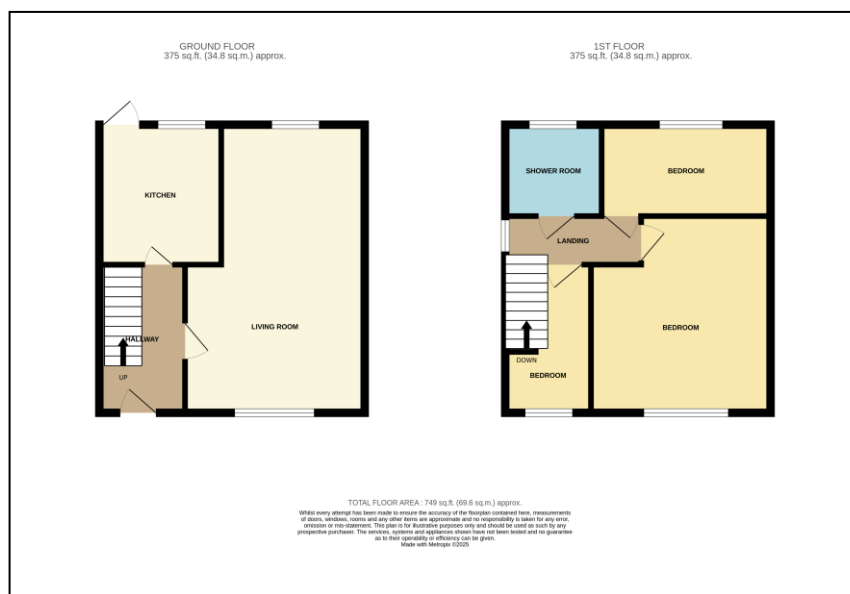
**MASTER BEDROOM**

13' 0" x 10' 3" (3.96m x 3.12m)

**VIEWING ARRANGEMENTS**

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

EPC Rating - TBC
Tenure - Freehold
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Thomas Lardner Estate Agents, which is a trading name of Stockport 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.

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