



Oxford Drive, Woodley. SK6 1HU

This four bedroom semi detached property has been extended to provide a fabulous open plan living space and fitted dining kitchen. Beautifully presented and located on the sought after University Estate, close to Greave and Woodley Primary School. This property is sure to create a huge amount of interest. Featuring: Entrance hall, living room, open plan 25ft 5in living room with patio doors, open plan high gloss kitchen with granite surfaces and a feature island opening to the conservatory. To the first floor are three double bedrooms and luxury bathroom with large walk in shower. To the second floor is a further double bedroom with dressing room/possible en-suite. There is a driveway providing off road parking, lawned rear garden with paved patio area. An internal inspection is essential. Tenure: Freehold. Council Tax Band: D. EPC rating C.

Offers in Excess of £450,000



13' 5" x 11' 9" (4.09m x 3.58m)



19' 0" x 14' 2" (5.79m x 4.31m)



17' 9" x 6' 7" (5.41m x 2.01m)



22' 5" x 10' 2" (6.83m x 3.10m)



16' 7" x 13' 0" (5.05m x 3.96m)



15' 4" x 10' 3" (4.67m x 3.12m)



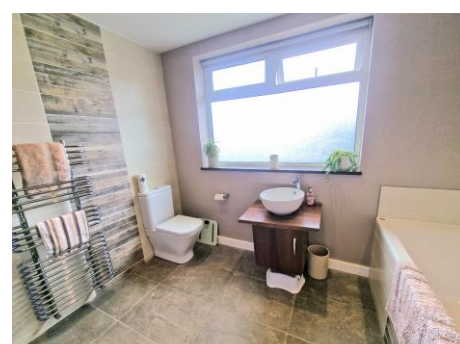
13' 10" x 11' 1" (4.21m x 3.38m)



11' 9" x 11' 0" (3.58m x 3.35m)



10' 5" x 9' 8" (3.17m x 2.94m)



OUTSIDE



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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