



## Smithy Green, Woodley. SK6 1NG

Sure to appeal to first time buyers and buy-to-let investors! This beautifully presented, traditional terraced cottage enjoys an attractive, enclosed rear yard/garden which leads onto the local park. The property is well placed for access to Woodley and Bredbury railway stations and Woodley shopping precinct is also within easy walking distance. The accommodation includes a living room and dining kitchen, two double bedrooms master with feature cast iron fireplace and family bathroom. Gas central Heating is Installed and recently fitted, double glazed windows and front door. As mentioned, an attractive rear yard/garden completes the picture.

Tenure:Freehold. Council Tax Band B. EPC D

Offers In Excess of £200,000

**LIVING ROOM**

13' 5" x 13' 5" (4.09m x 4.09m)

**BEDROOM ONE**

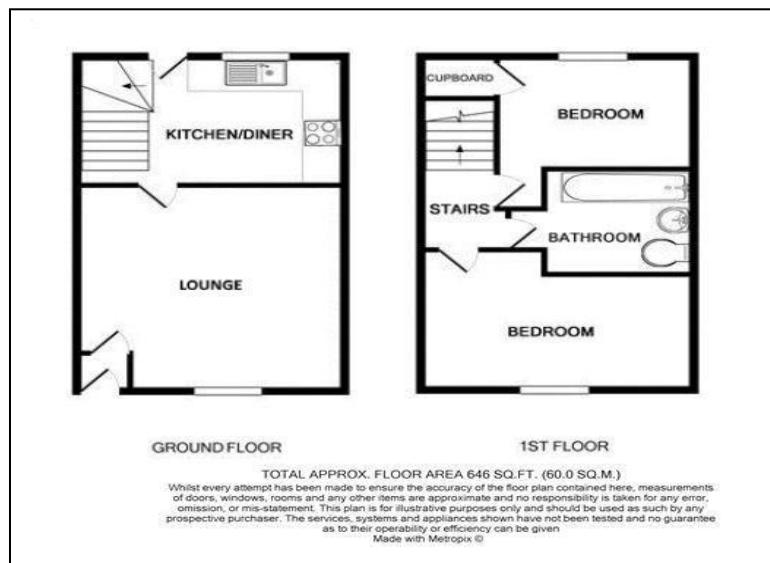
13' 6" x 10' 8" (4.11m x 3.25m)

**BATHROOM****FITTED KITCHEN DINER**

10' 10" x 10' 7" (3.30m x 3.22m)

**BEDROOM TWO**

10' 6" x 8' 2" (3.20m x 2.49m)

**OUTSIDE**

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