



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)

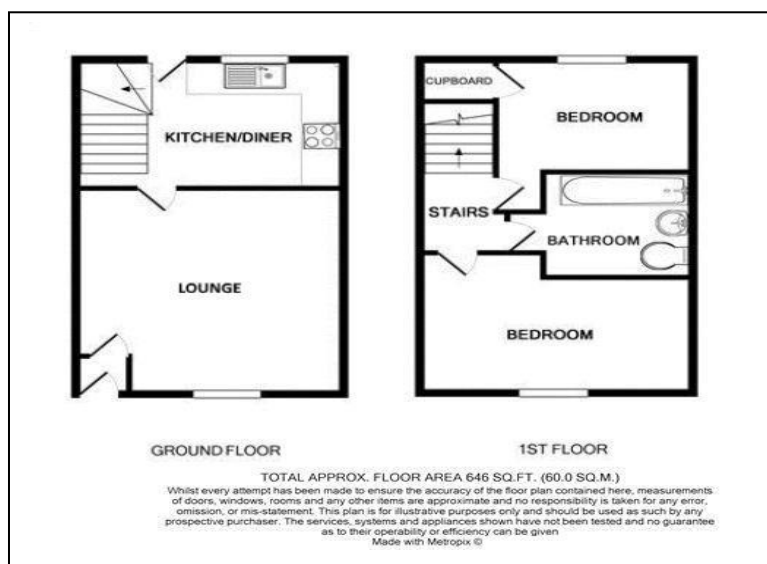


BEDROOM TWO

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



OUTSIDE



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.

T709 Printed by Ravensworth 01670 713330