



Birchall Green, Woodley, SK6 1RZ

This extremely well presented 2 bedroom semi detached has contemporary styling & is offered with no onward chain. Located on a popular cul-de-sac development convenient for a range of independent shops, Woodley Sports Village & Bredbury Railway Station, this modern home is sure to create much interest. Featuring: Reception area with cloaks cupboard, lounge opening to a fitted kitchen with oven, hob & extractor, large conservatory, 2 beds & modern bathroom. Gas central heating is installed along with uPVC double glazing & outside there is a driveway providing off road parking along with an enclosed lawned garden that is not directly overlooked at the rear. Sure to interest first time buyers or somebody downsizing, early viewings are essential if you do not want to miss out

Price Guide: 'Offers Over' £185,000



RECEPTION AREA

6' 9" x 3' 9" (2.06m x 1.14m)

LOUNGE

16' 2" x 10' 1" (4.92m x 3.07m)

FITTED KITCHEN

10' 2" x 5' 10" (3.10m x 1.78m)



CONSERVATORY

14' 7" x 10' 9" (4.44m x 3.27m)

LANDING

7' 2" x 2' 9" (2.18m x 0.84m)

BEDROOM ONE

12' 5" x 7' 4" (3.78m x 2.23m)



BEDROOM TWO

8' 8" x 8' 6" (2.64m x 2.59m)



MODERN BATHROOM

7' 1" x 5' 3" (2.16m x 1.60m)



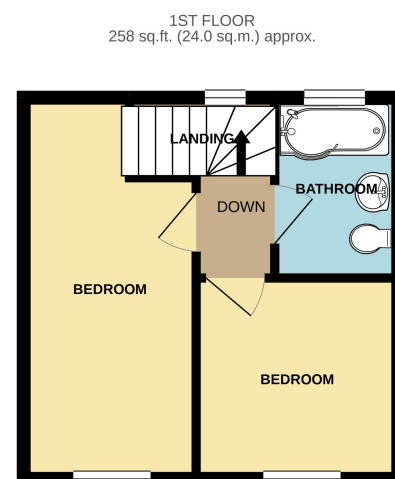
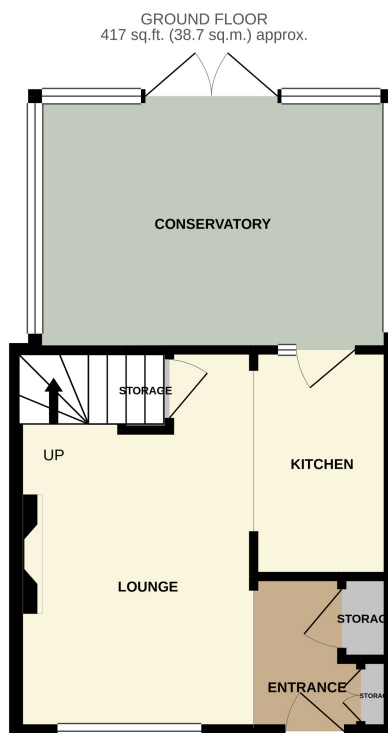
OUTSIDE



VIEWING ARRANGEMENTS

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

EPC Rating -



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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