



Polacre Lane, Woodley. SK6 1PG

This BEAUTIFULLY PRESENTED mid terraced cottage enjoys an attractive setting close to Woodley railway station which has direct trains to Manchester City Centre. The property benefits from an attractive country cottage style, rear garden and the accommodation includes an entrance hall, lounge, modern dining kitchen, two double bedrooms and a modern family bathroom. Gas central heating and double glazed windows. This ready to move into property is sure to appeal to first-time buyers and buy-to-let investors alike - we strongly recommend an early viewing!. Tenure: Freehold. Council Tax Band: B. Energy Rating: C

Offers in Excess of £220,000



LIVING ROOM

12' 3" x 12' 0" (3.73m x 3.65m)



BEDROOM TWO

8' 10" x 8' 2" (2.69m x 2.49m)



OUTSIDE



DINING KITCHEN

14' 10" x 8' 9" (4.52m x 2.66m)



LUXURY BATHROOM

6' 5" x 6' 4" (1.95m x 1.93m)



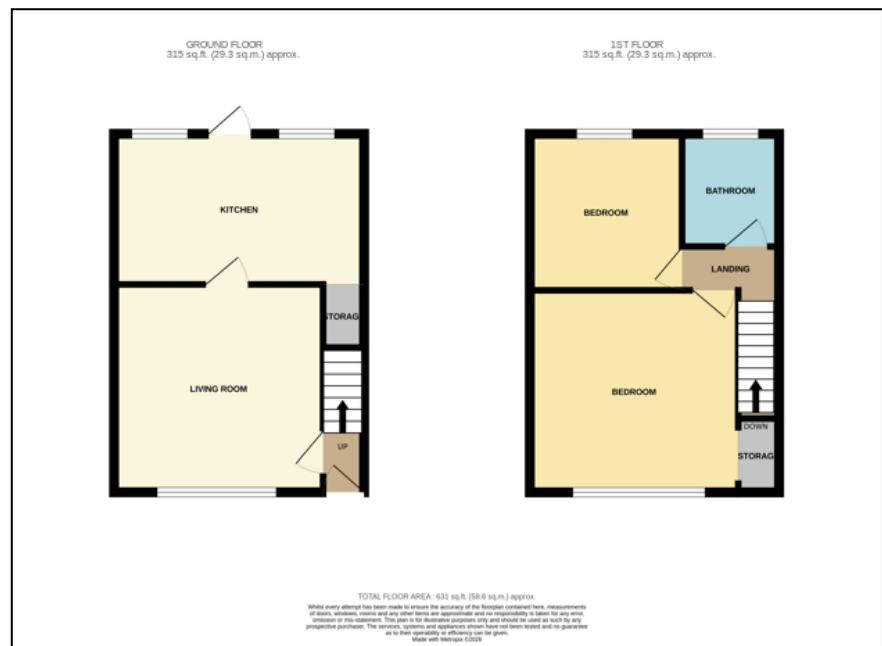
VIEWING ARRANGEMENTS

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



MASTER BEDROOM

12' 2" x 12' 1" (3.71m x 3.68m)



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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