



Balliol Close, Woodley. SK6 1JD

Well presented 3 bedroom dormer bungalow located on the sought after University Estate close to Greave and Woodley Primary Schools and convenient for Romiley / Woodley Village. The bungalow has the addition of a private rear garden and ample parking, along with detached garage. Featuring: Vestibule, entrance hall, living room with bay window, recently fitted kitchen, dining/sitting room with patio doors opening into the conservatory, modern bathroom and double bedroom with fitted furniture. There are two additional rooms to the first floor. Gas central heating is installed along with uPVC double glazing and the property has undergone a rewire and new roof within the last 10 years. Outside there is a driveway leading to the large detached garage and enclosed landscaped EPC TBC. Tenure Long Leasehold. Council Tax Band C.

Asking Price £365,000



LIVING ROOM

12' 1" x 12' 0" (3.68m x 3.65m)



BEDROOM ONE

12' 7" x 11' 4" (3.83m x 3.45m)



BEDROOM THREE

12' 5" x 11' 11" (3.78m x 3.63m)

BATHROOM

6' 3" x 6' 2" (1.90m x 1.88m)



FITTED KITCHEN

12' 10" x 8' 2" (3.91m x 2.49m)



BEDROOM TWO

12' 5" x 11' 11" (3.78m x 3.63m)



OUTSIDE



DINING ROOM

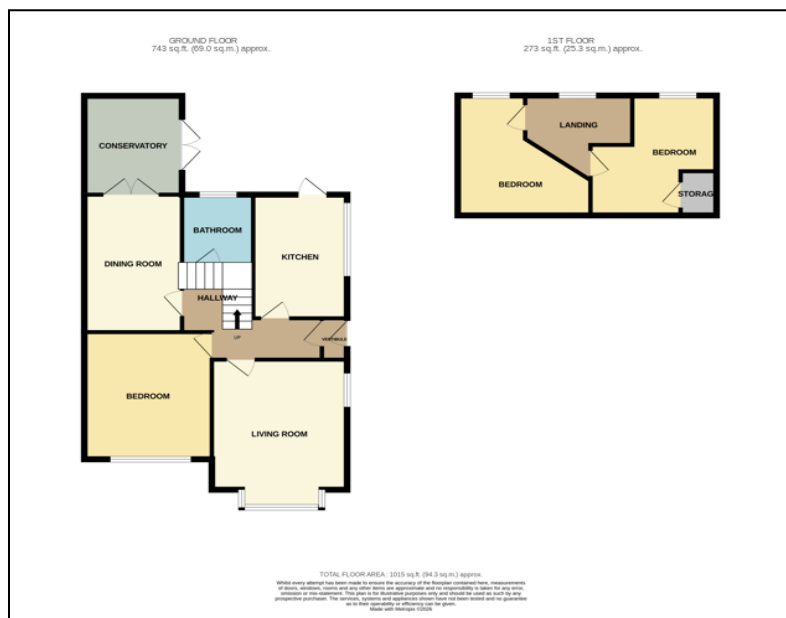
13' 6" x 8' 7" (4.11m x 2.61m)



VIEWING ARRANGEMENTS

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

CONSERVATORY



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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