



Harrycroft Road, Woodley, SK6 1NT

Set within a short cul-de-sac, ideally placed for access to Woodley Railway Station, Woodley shopping precinct and the M60 motorway, this period, end terraced cottage offers surprisingly spacious accommodation over three levels. In brief, it provides an entrance vestibule, living room, dining kitchen, spacious landing (that could accommodate a office desk) two double bedrooms a family bathroom and a loft room accessed via a fixed staircase. Outside there is a small walled cottage garden to the front and a larger, enclosed and private rear garden. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: £240,000



ENTRANCE VESTIBULE

LIVING ROOM

15' 2" x 14' 6" (4.62m x 4.42m)



DINING KITCHEN

15' 0" x 11' 1" max (4.57m x 3.38m)



FIRST FLOOR LANDING

14' 10" x 6' 4" (4.52m x 1.93m)



BEDROOM ONE

14' 7" x 11' 8" (4.44m x 3.55m)



BEDROOM TWO

9' 8" x 7' 10" (2.94m x 2.39m)



BATHROOM

7' 8" x 4' 10" (2.34m x 1.47m)



LOFTROOM

14' 8" x 11' 0" (4.47m x 3.35m)



OUTSIDE



VIEWING ARRANGEMENTS

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



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