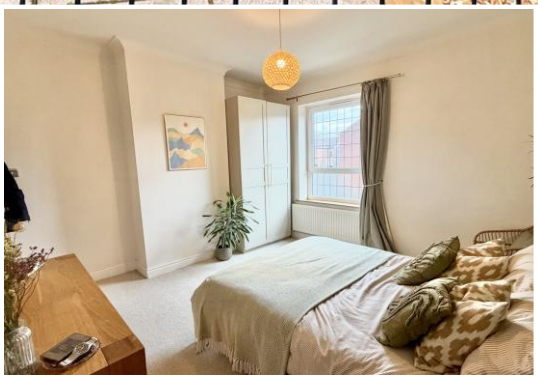
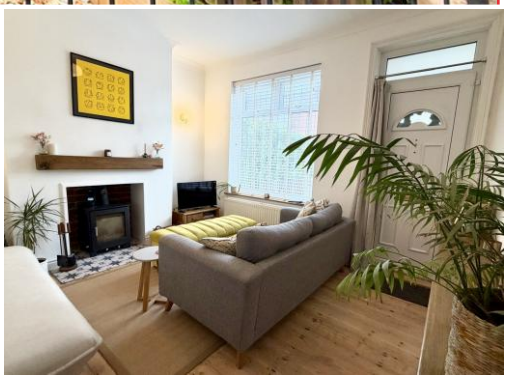








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AVAILABLE NO CHAIN! This extremely well presented period terraced property is located in a sought-after area close to Woodley Primary School and Woodley Railway Station with direct links to Manchester City Centre. Featuring a courtyard garden the property comprises: Entrance hall, living room with bay window, stunning fitted dining kitchen with centre island, dishwasher, built in fridge and under stairs pantry cupboard and separate utility space. To the first floor are 2 bedrooms and modern fitted bathroom suite with separate shower enclosure. Gas central heating is installed, along with uPVC double glazing and outside there is a forecourt front garden and low maintenance rear courtyard with brick storage shed. Sure to interest first time buyers or somebody downsizing - viewing is essential to appreciate what is on offer here. EPC rating TBC. Tenure: Long Leasehold with 4 pound per annum ground rent. Council Tax Band B.

Price Guide: £250,000

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ENTRANCE HALL
15' 1" x 3' 3" (4.59m x 0.99m)



BEDROOM ONE
14' 5" x 11' 11" (4.39m x 3.63m)



BATHROOM
12' 9" x 5' 7" (3.88m x 1.70m)



LOUNGE
12' 2" x 10' 9" (3.71m x 3.27m)



BEDROOM TWO
9' 6" x 8' 3" (2.89m x 2.51m)



OUTSIDE



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

DINING KITCHEN
14' 5" x 13' 0" (4.39m x 3.96m)



UTILITY ROOM
10' 8" x 4' 0" (3.25m x 1.22m)





FIRST FLOOR LANDING

Thomas Lardner Estate Agents, which is a trading name of Romiley 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 fur 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

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