



## Davenport Drive, Woodley. SK6 1PX

This well presented three bedroom semi detached property is set in a highly sought after location in the catchment for Woodley Primary and close to Woodley Railway Station with direct links to Manchester. The property is well proportioned throughout and offers modern and bright accommodation. In brief the property comprises: Porch, entrance hall, living room, dining area and fitted kitchen. To the first floor are three bedrooms and a modern family bathroom. Outside is a driveway providing off road parking for two vehicles. To the rear is a lawned garden with patio. uPVC double glazing is installed along with gas central heating. Take a look - you will not be disappointed.

EPC rating TBC. Council Tax Band C. Tenure Leasehold.

Asking Price of £295,000



**LIVING ROOM**

15' 0" x 13' 1" (4.57m x 3.98m)



**BEDROOM ONE**

12' 1" x 9' 4" (3.68m x 2.84m)



**BATHROOM**

6' 10" x 5' 5" (2.08m x 1.65m)



**DINING AREA**

10' 5" x 8' 0" (3.17m x 2.44m)



**BEDROOM TWO**

11' 4" x 9' 3" (3.45m x 2.82m)



**OUTSIDE**



**KITCHEN**

10' 0" x 8' 6" (3.05m x 2.59m)



**BEDROOM THREE**

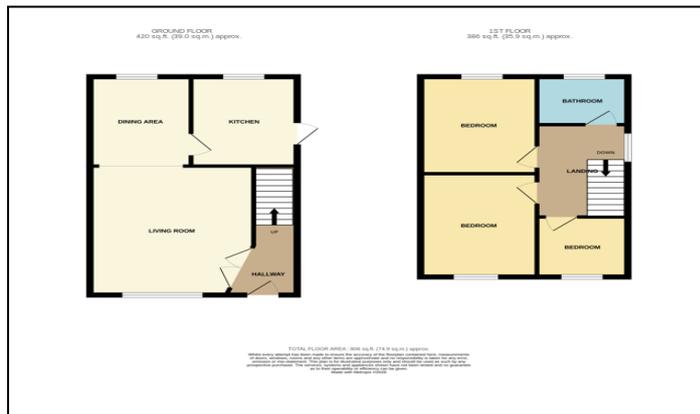
7' 0" x 6' 10" (2.13m x 2.08m)



**VIEWING ARRANGEMENTS**

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

EPC Rating - TBC  
TENURE - Leasehold  
Council Tax Band - C



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