



Charnwood Road, Woodley, SK6 1LE

This ever-popular style of family home is beautifully presented and set within a sought-after residential location close to well-regarded schools, local shops but also attractive open countryside. The accommodation benefits from gas fired central heating and double glazing and includes an entrance porch, a spacious lounge with adjoining dining room, fitted kitchen, three bedrooms and a modern bathroom. Outside there is a wide, recently re-laid driveway to the side, a front garden and an enclosed rear garden with decked sitting area that enjoys the afternoon and evening sun. Tenure: Freehold.

Council Tax Band: C. EPC rating: D.

Price Guide: £265,000



ENTRANCE PORCH

LOUNGE

16' 3" max x 13' 0" (4.95m x 3.96m)



DINING AREA

10' 4" x 7' 9" (3.15m x 2.36m)



FITTED KITCHEN

9' 10" x 7' 11" (2.99m x 2.41m)



FIRST FLOOR LANDING

BEDROOM ONE

11' 10" x 9' 8" (3.60m x 2.94m)



BEDROOM TWO

10' 7" x 8' 1" (3.22m x 2.46m)



BEDROOM THREE

6' 11" x 6' 5" (2.11m x 1.95m)



BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)

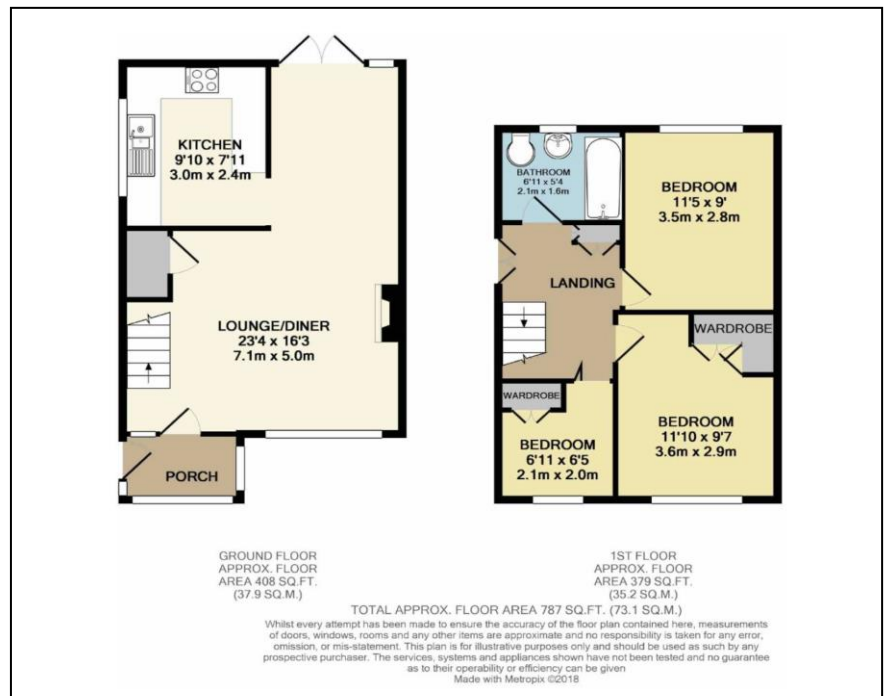


OUTSIDE



VIEWING ARRANGEMENTS

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



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