



Peterhouse Gardens, Woodley, SK6 1JB

Located on the ever popular 'University' Estate this well presented semi detached bungalow is convenient for Woodley Railway Station, Greave & Woodley Primary Schools and some lovely countryside which will make it a popular choice. Featuring: Entrance porch, reception hall, lounge, modern fitted kitchen with oven, hob & extractor, 2 double beds to the ground floor along with a conservatory overlooking the lawned rear garden, modern shower room & then to the first floor a useful loft room which has been utilised as an additional bedroom with fitted furniture & a separate loft storage area. The driveway provides off road parking & leads to a detached garage. Gas central heating is installed (Worcester boiler) along with uPVC double glazing. Tenure: Freehold. Council Tax Band: D. Energy Performance Certificate: TBC.

Price Guide: £270,000 NO CHAIN



**ENTRANCE PORCH
RECEPTION HALL**



LOUNGE
14' 7" x 12' 0" (4.44m x 3.65m)



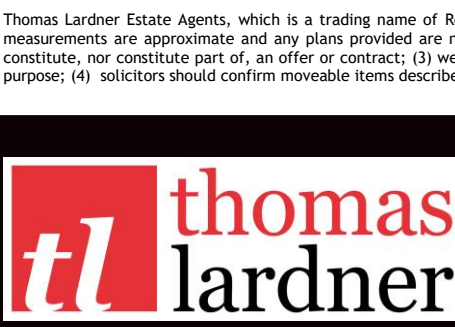
FITTED KITCHEN
11' 2" x 9' 0" (3.40m x 2.74m)



BEDROOM ONE
11' 8" x 11' 1" (3.55m x 3.38m)



BEDROOM TWO/DINING ROOM
12' 5" x 12' 0" (3.78m x 3.65m)



CONSERVATORY
11' 10" x 11' 6" (3.60m x 3.50m)



MODERN SHOWER ROOM
7' 7" x 6' 2" (2.31m x 1.88m)



LANDING

LOFT ROOM/BEDROOM
11' 2" x 10' 5" (3.40m x 3.17m)

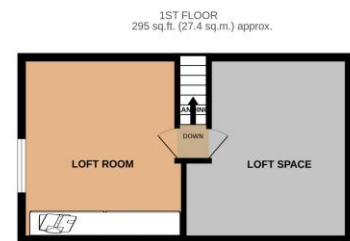


OUTSIDE



VIEWING ARRANGEMENTS

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



TOTAL FLOOR AREA: 1084 sq.ft. (100.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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