



Pennine Road, Woodley, SK6 1JS

This extended 3 bedroom semi-detached family house enjoys a larger than average rear garden and, as it is in need of some updating, will allow the eventual purchaser to create their perfect home that we suspect will include the creation of a spacious open-plan dining kitchen across the rear of the property. The property currently includes a porch, hall, ground floor WC, lounge, sitting/dining room, conservatory, large dining kitchen, garden room/utility, landing, 3 bedrooms, shower room & separate w.c. In addition to the superb rear garden there is a good sized driveway to the front providing off road parking. Located on a highly regarded road close to Woodley & Greave primary Schools & Woodley Train Station this is sure to be a popular choice. Tenure: Long Leasehold. Council Tax Band: D. EPC Rating: D.

Price Guide: £300,000 NO CHAIN



PORCH

10' 3" x 2' 2" (3.12m x 0.66m)

ENTRANCE HALL

14' 7" x 7' 5" (4.44m x 2.26m)



GROUND FLOOR WC

4' 1" x 2' 5" (1.24m x 0.74m)

LOUNGE

13' 4" into bay x 12' 0" (4.06m x 3.65m)

DINING/SITTING ROOM

15' 1" max x 11' 10" (4.59m x 3.60m)



DINING KITCHEN

14' 6" x 13' 0" (4.42m x 3.96m)



GARDEN/UTILITY ROOM

14' 5" x 5' 4" (4.39m x 1.62m)

LANDING

7' 5" x 6' 8" plus doorway (2.26m x 2.03m)

BEDROOM ONE

14' 2" into bay x 12' 0" (4.31m x 3.65m)



BEDROOM TWO

12' 2" x 11' 10" (3.71m x 3.60m)



BEDROOM THREE

7' 5" x 7' 4" (2.26m x 2.23m)

SEPARATE WC

4' 6" x 2' 5" (1.37m x 0.74m)

SHOWER ROOM

7' 5" x 6' 0" (2.26m x 1.83m)

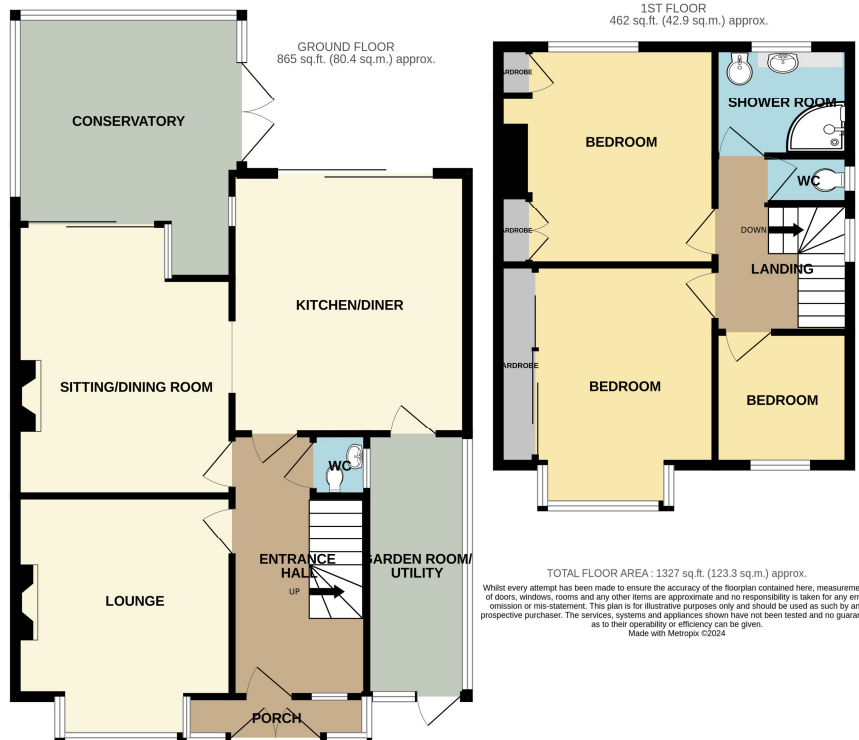


OUTSIDE



VIEWING ARRANGEMENTS

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



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