



Henbury Drive, Woodley, SK6 1PY

STUNNING 'ready to move into' three bedroom semi detached property, located in a sought after, quiet residential area convenient for Woodley Primary School and Woodley Railway Station with its direct links to Manchester City Centre. Featuring: Entrance hall, living room with feature fireplace, dining area with patio doors leading onto the garden, fitted high gloss kitchen, three bedrooms, and a luxury family bathroom. Gas central heating is installed along with uPVC double glazing. There is a driveway providing off road parking and an enclosed landscaped lawned garden and decked patio area. The plot offers the potential to extend in the future (subject to planning permission). EPC rating TBC. Tenure: Leasehold. 999 Years with ground Rent 15.00 Per annum. Council Tax Band C.

Price Guide: £274,995



ENTRANCE HALL

13' 10" x 5' 9" (4.21m x 1.75m)



BEDROOM TWO

11' 5" x 9' 3" (3.48m x 2.82m)



OUTSIDE



THROUGH LOUNGE/DINING ROOM

26' 4" x 10' 3" (8.02m x 3.12m)



BEDROOM THREE

7' 1" x 7' 0" (2.16m x 2.13m)

MODERN BATHROOM

6' 11" x 5' 7" (2.11m x 1.70m)



SPECIAL NOTE:

On acceptance of a Part Exchange Offer ALL buyers have to pay a Reservation Fee of £250.00 to Elan Homes - this will then be deducted from the Deposit monies due on exchange. Further information is available from Thomas Lardner Estate Agents concerning the process for offers.

VIEWING ARRANGEMENTS

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

FITTED KITCHEN

10' 2" x 7' 8" (3.10m x 2.34m)



LANDING

BEDROOM ONE

12' 1" x 9' 2" (3.68m x 2.79m)



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1709 Printed by Ravensworth 01670 713330



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