



Poleacre Lane, Woodley. SK6 1PG

Beautifully presented period terrace with generous sized accommodation. Located in a sought after area and not overlooked at the front this property is sure to be popular and early viewings are essential. Within walking distance to Woodley Train Station Featuring: Entrance vestibule, large lounge with feature fireplace, fitted breakfast kitchen opening to a utility room at the rear which overlooks the good sized courtyard and leads to a further enclosed garden and patio area, two bedrooms to the first floor along with modern bathroom. Gas central heating is installed along with uPVC double glazing. EPC rating TBC. Tenure TBC. Council Tax Band B.

‘Offers In Excess’ of £240,000



ENTRANCE VESTIBULE

3' 2" x 3' 2" (0.96m x 0.96m)

LIVING ROOM

14' 0" x 13' 3" (4.26m x 4.04m)



KITCHEN

13' 10" x 10' 10" (4.21m x 3.30m)



UTILITY ROOM

11' 9" x 5' 7" (3.58m x 1.70m)



MODERN BATHROOM

10' 1" x 4' 0" (3.07m x 1.22m)



MASTER BEDROOM

14' 0" x 13' 4" (4.26m x 4.06m)



BEDROOM TWO

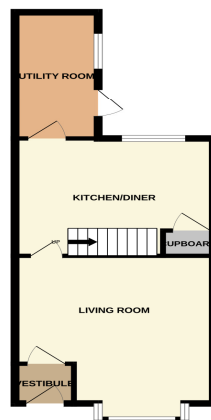
8' 8" x 6' 10" (2.64m x 2.08m)



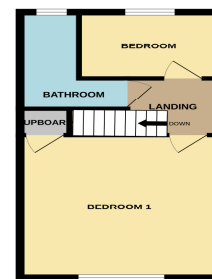
OUTSIDE



GROUND FLOOR
401 sq. ft. (37.2 sq. m.) approx.



FIRST FLOOR
327 sq. ft. (30.4 sq. m.) approx.



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