



## Range Drive, Woodley. SK6 1JT

Set on a sought after and quiet cul-de-sac and with views extending to Werneth Low Country Park, this extended and well presented three double bedroom family home is sure to prove popular. Located close to Woodley and Greave Primary Schools the property features: Entrance hall, lounge, dining room, fitted kitchen, useful utility room / integral garage, 3 double bedrooms and bathroom with separate shower enclosure. Gas central heating is installed along with uPVC double glazing and there is an integral garage and driveway. There is an enclosed lawned rear garden that backs onto fields and affords lovely countryside views. Tenure; Freehold. EPC TBC. Council Tax Band D.

Asking Price of £285,000





**LIVING ROOM**

11' 8" x 10' 10" (3.55m x 3.30m)

**BEDROOM TWO**

13' 5" x 10' 11" (4.09m x 3.32m)

**MODERN BATHROOM**

9' 8" x 5' 8" (2.94m x 1.73m)

**FITTED KITCHEN**

10' 11" x 8' 7" (3.32m x 2.61m)

**BEDROOM THREE**

12' 9" x 8' 0" (3.88m x 2.44m)

**OUTSIDE****DINING ROOM**

14' 1" x 12' 5" (4.29m x 3.78m)

**BEDROOM ONE**

17' 3" x 11' 2" (5.25m x 3.40m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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