



Sherwood Road, Woodley. SK6 1LH

Extremely well presented 3 bedroom semi detached home on a sought after development close to Woodley Primary School. The property features; Reception hall, through lounge/dining room with patio doors leading onto the garden, modern fitted kitchen with integrated fridge/ freezer, NEFF oven and microwave and dishwasher. To the first floor are 2 double bedrooms and modern bathroom with under floor heating, study with staircase leading to the 3rd double bedroom. Gas central heating is installed along with uPVC double glazing and outside there is a good sized block paved driveway providing off road parking, a detached garage and enclosed garden to the rear.

EPC rating TBC, Tenure: Leasehold £6 six monthly.
Council Tax Band C.

Offers In Excess of £300,000



LIVING ROOM

7' 10" x 7' 1" (2.39m x 2.16m)



BEDROOM TWO

10' 7" x 9' 11" (3.22m x 3.02m)



BATHROOM

7' 0" x 7' 4" (2.13m x 2.23m)



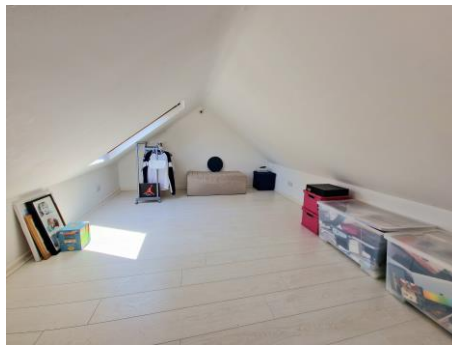
DINING AREA

9' 5" x 8' 1" (2.87m x 2.46m)



BEDROOM THREE

17' 5" x 11' 0" (5.30m x 3.35m)



OUTSIDE



FITTED KITCHEN

13' 6" x 7' 10" (4.11m x 2.39m)



STUDY / OFFICE

7' 0" x 6' 0" (2.13m x 1.83m)



BEDROOM ONE

10' 11" x 10' 3" (3.32m x 3.12m)



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.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com