



## Hyde Road, Woodley. SK6 1NX

An extremely spacious and well presented, three bedroom terraced property in a convenient location close to Woodley railway station & Woodley Primary School. The property is offered with 'ready to move into' accommodation and has recently had a new kitchen and paved rear garden. Comprising Entrance vestibule, living room with feature bay, newly fitted dining kitchen, three good sized bedrooms and a modern family bathroom. Externally, the property offers low maintenance grounds with a paved courtyard with shrubs to the front and a patio garden to the rear. Gas central heating, uPVC double glazing are installed. Sure to interest first time buyers or buy to let investors, this property is well worth an internal inspection. EPC rating D. Tenure Freehold. Council Tax Band B

Offers Over: £230,000





**LIVING ROOM**

14' 6" x 14' 0" (4.42m x 4.26m)



**BATHROOM**

9' 4" x 7' 3" (2.84m x 2.21m)



**FITTED KITCHEN**

12' 8" x 10' 8" (3.86m x 3.25m)



**BEDROOM THREE**

17' 4" x 13' 9" (5.28m x 4.19m)



**BEDROOM ONE**

14' 1" x 11' 6" (4.29m x 3.50m)



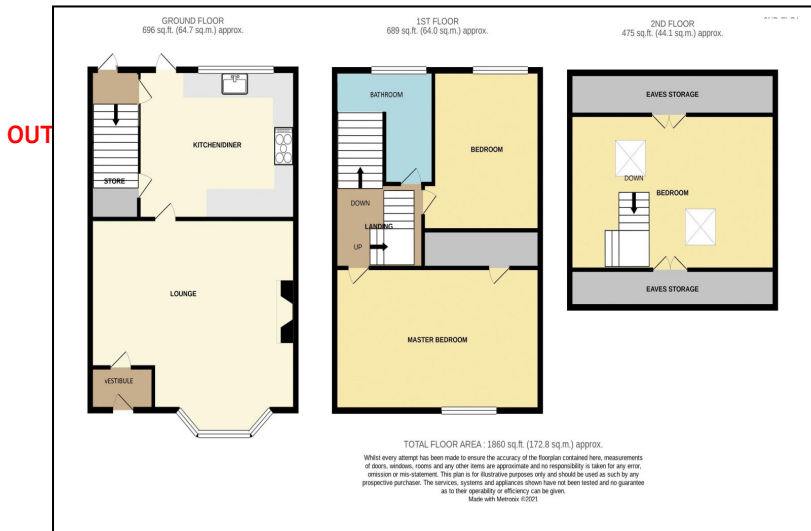
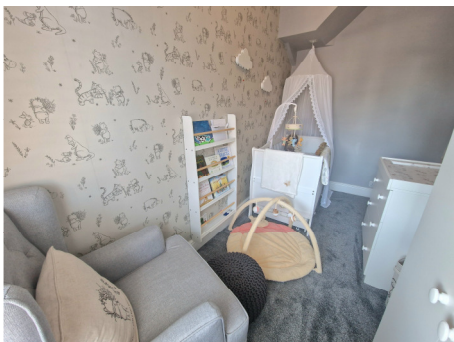
**VIEWING ARRANGEMENTS**

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

EPC Rating - D  
TENURE - FREEHOLD  
Council Tax Band - B

**BEDROOM TWO**

12' 10" x 6' 2" (3.91m x 1.88m)



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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