



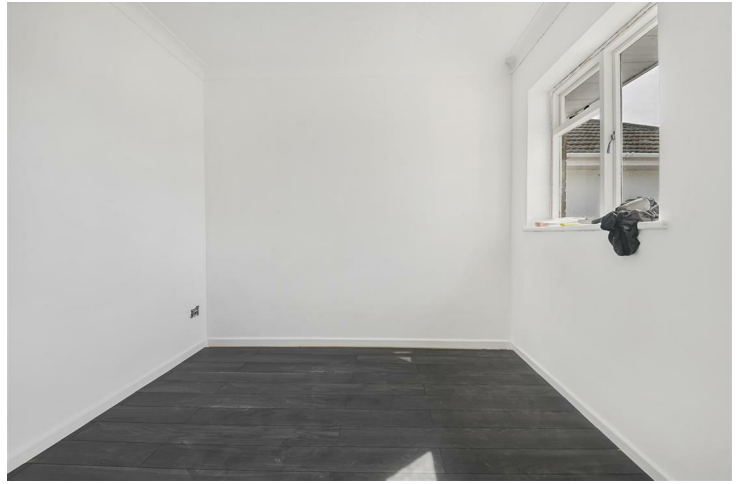
Situated in a cul-de sac setting in a favoured North Woodley address is this semi-detached bungalow that offers the opportunity for individual improvement and upgrading. The 2 bedroom property enjoys a corner plot position and has driveway parking with a 23' garage, a 20'5 living room and a separate kitchen. The location is ideal for local shops and amenities with Woodley precinct and Woodford park within convenient reach and easy access to local bus routes. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 2 Bedrooms
- Semi-detached bungalow
- 20'5 Living room with garden outlook
- Garage & driveway
- Corner plot garden
- No onward chain





Council tax band C

Council- WBC

Garden

The property benefits from a private corner plot garden that is in need of attention.

Additional information:

Parking

The property has driveway parking with a garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

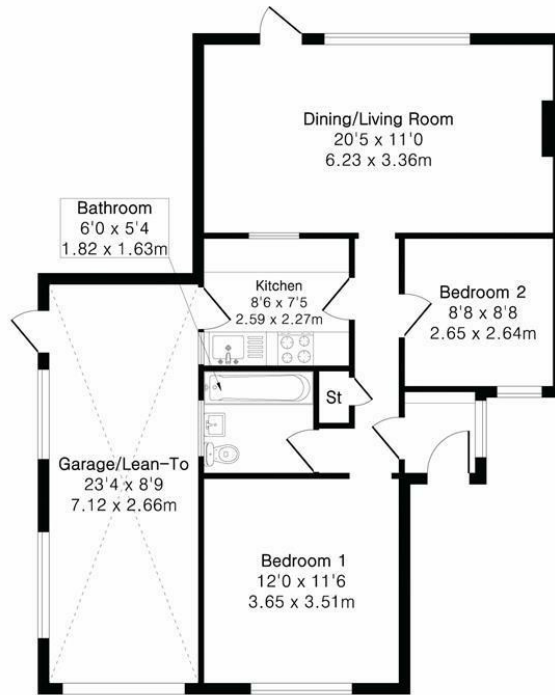
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Approximate Gross Internal Area 842 sq ft - 78 sq m
(Including Garage)



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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