



Castle Hill Park, Mill Lane, Woodley, SK6 1QQ

Extremely well presented detached Park Home strictly for the over 55's & located on this small development with fabulous views over surrounding countryside. Convenient for Woodley Precinct with its independent shops together with Woodley Leisure Complex & Woodley Train Station this property is sure to interest somebody looking for 'bungalow style' accommodation. Featuring: Hall, 17ft lounge with double doors opening to a dining area & fitted kitchen, large side porch, 2 good sized fitted beds with a smaller 3rd bed/study & modern recently fitted bathroom. Gas central heating is installed (new Vaillant boiler 2018) along with uPVC double glazing & outside there are well tended gardens surrounding the property with patio areas. Take a look - these properties always prove to be popular.

Price Guide: £125,000

**thomas
lardner**

ENTRANCE HALL

LOUNGE

17' 0" x 10' 9" (5.18m x 3.27m)

FITTED DINING KITCHEN

17' 0" x 8' 6" (5.18m x 2.59m)



BEDROOM TWO

9' 7" x 8' 6" (2.92m x 2.59m)



SPECIAL NOTE:

Available for the over 55's. The property is in Council Tax Band A. Site owner fees of £127.90 are payable monthly. Water Services are through the Site Owner and are currently £17.00 per month. Gas (LPG) Bottle is currently available through the Site Owner. Prospective buyers are advised to check this with their legal adviser and we would also point out that mortgage facilities are not available on these properties. (May 2021)

VIEWING ARRANGEMENTS

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



BEDROOM THREE/STUDY

6' 10" x 5' 10" (2.08m x 1.78m)

MODERN BATHROOM

OUTSIDE



SIDE PORCH

12' 10" x 3' 4" (3.91m x 1.02m)

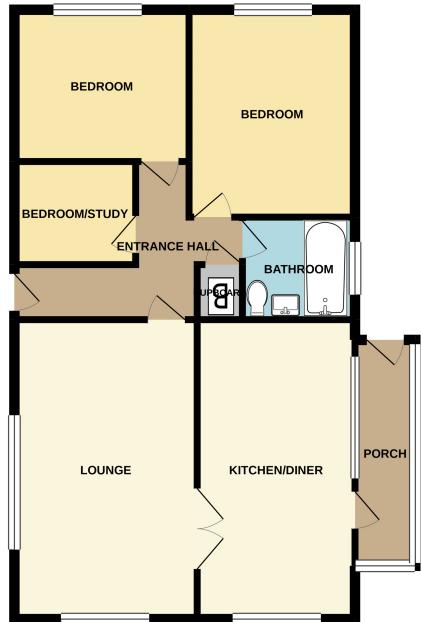


BEDROOM ONE

11' 10" x 9' 6" (3.60m x 2.89m)



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own measurements and/or verify the dimensions with their solicitor or surveyor. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.
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