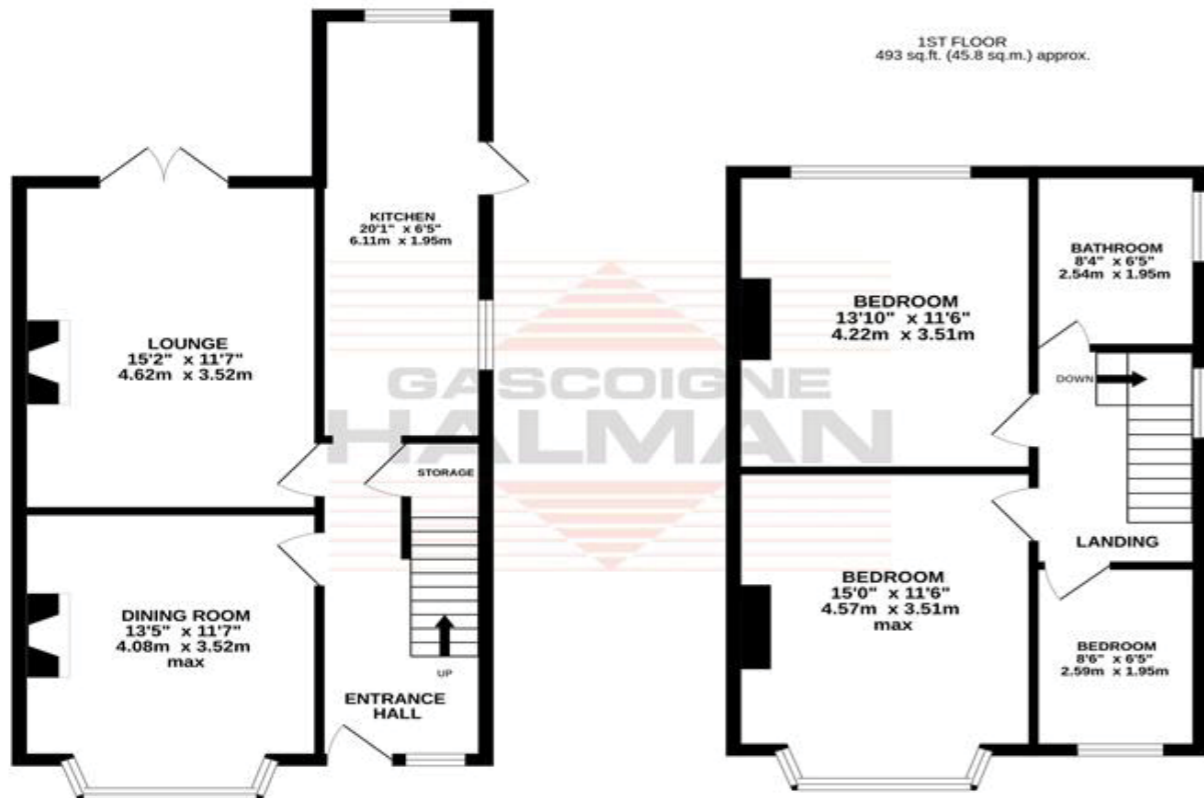


21 WOODVILLE DRIVE

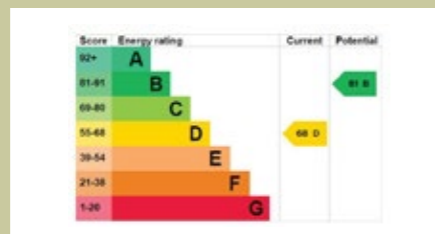
Sale

£395,000

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 4/2024



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This wonderful semi detached residence sits in a prominent position, offering excellent convenience for access to Sale town centre and Sale Metrolink as well as Ashton Park. With three generous bedrooms, two reception rooms and a generous garden, this property is the ideal family home.

- Wonderful Semi Detached Residence
- Two Spacious Reception Rooms
- Three Piece Family Bathroom

- Off Road Parking & Well Maintained Rear Garden
- Highly Desirable Location Close to AOM Village & Sale Town Centre
- Three Generous Bedrooms

**£395,000**

**21 WOODVILLE DRIVE**

Sale



**DESCRIPTION**

A superb bay fronted semi detached residence is positioned close to local amenities and excellent transport links. The accommodation has been kept immaculately throughout yet has plenty of scope to add your own stamp. An entrance hallway leads to two principal reception rooms, with the lounge offering access to the rear garden and a galley kitchen/breakfast room. The first floor offers three generous bedrooms, master with a large bay window and a three piece family bathroom. Externally the property presents a front garden, along with a driveway providing parking, which continues alongside the property and a well maintained rear garden.

Ashton-on-Mersey and Sale Town Centre offer convenient local amenities and surrounding metrolinks are within walking distance. With some of Trafford's outstanding schools on the doorstep, the residence is certain to appeal to families.

**LOCATION**

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

**DIRECTIONS**

For SatNav purposes: M33 6NF

**TENURE**

Freehold with Chief Rent £5.00 PA - Subject to verification by Solicitor

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Trafford MBC - Council Tax Band C

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**