



TOTAL FLOOR AREA: 1894 sq.ft. (175.9 sq.m.) approx.

Whilst every attempt 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 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 Metrage 12/2024.



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THE AREAS LEADING ESTATE AGENCY

An exquisite example of a unique double fronted period detached residence, with three spacious reception rooms, and four/five well sized bedrooms, boasting a wealth of charming original features, set within an extensive plot with a large secluded landscaped rear garden.

Sale

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GASCOIGNE HALMAN

- Prominently Positioned Between Sale & Altrincham
- Double Fronted Detached Family Home
- Surrounded By Excellent Schools Such As Woodheys & Tyntesfield Primary School

- Four/Five Generous Bedrooms & Family Bathroom
- Situated On Spacious Plot With Large Garden & Ample Off Road Parking
- Must Be Viewed To Be Appreciated

**£800,000**

**26 WOODHOUSE LANE**

Sale



Having been lovingly maintained and enjoyed for many years by the current owners, a truly exceptional double fronted detached family home, set within an enviably large landscaped plot, providing convenient access to Sale, popular schools including Ashton On Mersey, and key transport links. The home is tucked away behind mature hedged frontage the home has commanding, rendered, double fronted elevations. Steps lead up to a useful entrance porch, leading on to the vast and welcoming entrance hall. To the right of the hall is a large dining room complete with impressive feature woodwork detail and to the left is a spacious living room. Ahead of the hall is the separate

refitted breakfast-style kitchen complete with a range of base and wall units. To the rear of the hall is a separate lobby area, providing access to the third versatile reception/ sitting room, with a useful utility and shower room. To the first floor, off the extensive landing, are five bedrooms, with bedrooms one to four being generous doubles in size, whilst there is also an immaculate four piece family bathroom complete with roll top bath tub. The home benefits from many charming period features including high ceilings, striking ceiling coving, picture railing, and bespoke architraves. Externally the home is set within a substantial plot, with a large sweeping gravel driveway to the front and side. To the

rear is an extensive secluded garden with a large lawned garden, fenced boundaries, maturely planted borders, three gravel seating areas, and two good size wooden storage sheds.

**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 4JX

**TENURE**  
Freehold - 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 F

**VIEWING**  
Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**