

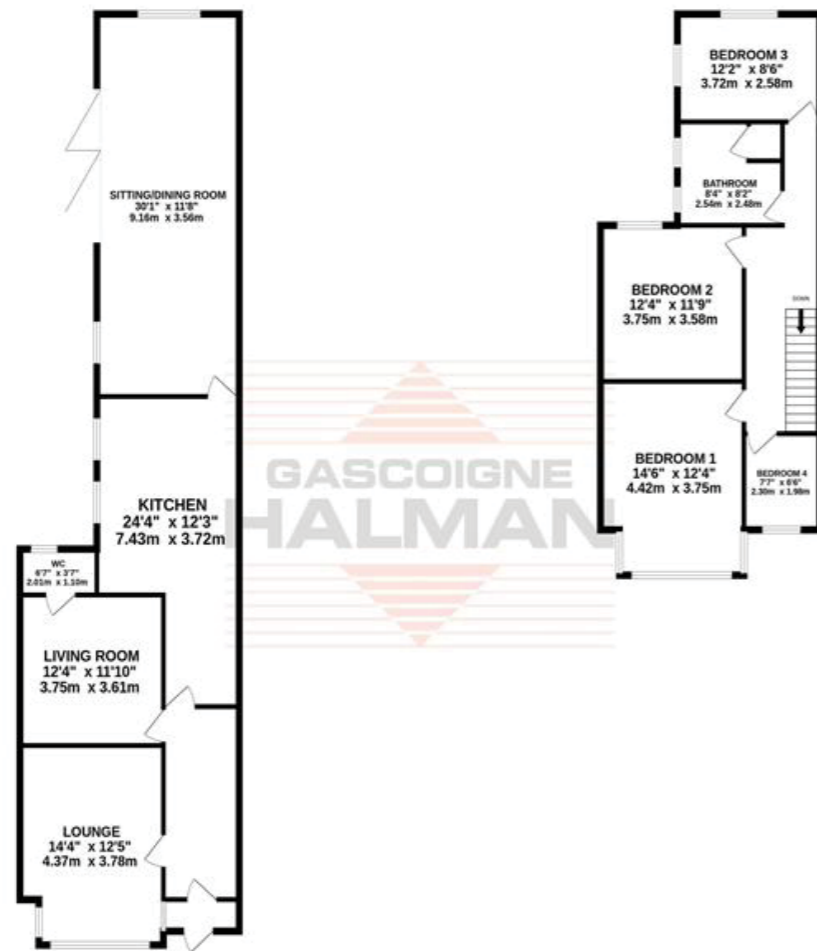
16 WOODHOUSE LANE

Sale

£625,000

GROUND FLOOR
1086 sq ft. (100.9 sq.m.) approx.

1ST FLOOR
691 sq ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq ft. (165.1 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.
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THE AREAS LEADING ESTATE AGENCY

Sale

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GASCOIGNE HALMAN

A beautifully presented and deceptively spacious extended semi detached residence, boasting a wealth of stylish accommodation through out. Including two reception rooms, a remodelled dining/sitting room, and four generous bedrooms. Set within a spacious plot with a generous secluded rear garden and ideally located within easy access to Sale, Timperley & Altrincham as well as popular schools, key transport links and local amenities.

- Beautifully Presented Semi Detached Residence
- Four Generous Bedrooms And Modern Family Bathroom
- Stunning Rear Extension With Bi-Fold Doors

- Off Road Parking For Multiple Cars
- Close Proximity To Walton Park & Woodheys Park
- Easy Access To Key Transport Links and Local Amenities

£625,000

16 WOODHOUSE LANE

Sale



DESCRIPTION

This wonderfully presented family home has been tastefully extended and modernised throughout. An inviting hallway branches off to a bay fronted lounge, separate living room with access to a downstairs WC and a beautifully updated kitchen with fitted appliances. A rear extension provides a stunning open plan living space with a multitude of uses, currently being used as a dining/sitting room with bi fold doors opening on to the private rear garden and a log burner. To the first floor are four well proportioned bedrooms, master offering fitted wardrobes and a modern three piece family bathroom is positioned off the hallway.

Externally there is a double driveway providing off road parking and a substantial private enclosed rear garden spread over two levels. Various parks such as Walton Park & Woodheys Park sit within easy walking distance.

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 with Chief Rent- 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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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