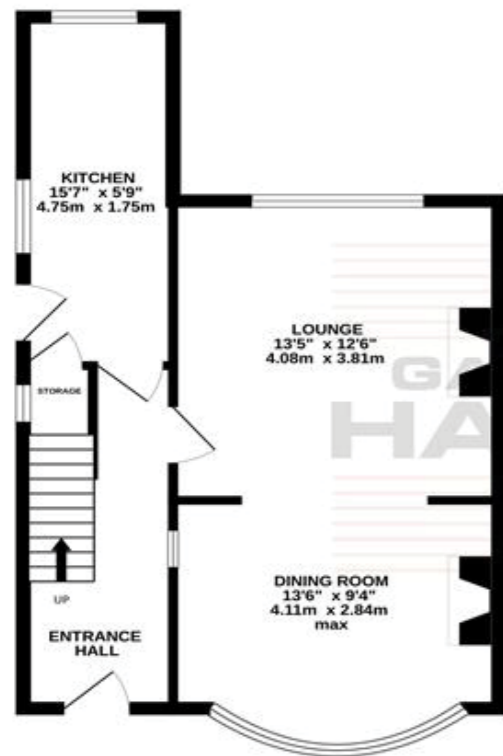


56 WOODHEYS DRIVE

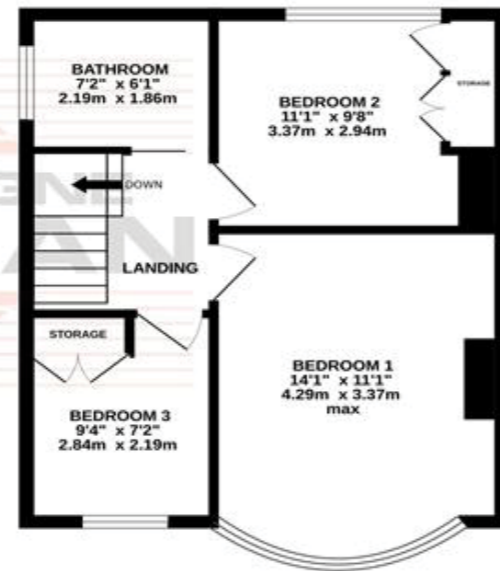
Sale

£415,000

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



A traditional bay fronted semi detached residence in a highly desirable residential setting, close to excellent schools as well as centrally located between Sale Town Centre and Altrincham Town Centre. The property offers a fantastic opportunity to create an excellent family home offering both generous space and great character throughout. No Chain.

**GASCOIGNE HALMAN**

- Traditional Bay Fronted Semi Detached
- Three Generous Bedrooms And A Family Bathroom
- Private Established Rear Garden & Off Road Parking
- Close To Some Of Traffords Outstanding Schools

- Prominently Positioned Close To Schools, Amenities & Transport Links
- No Chain

**£415,000**

**56 WOODHEYS DRIVE**

Sale



This spacious semi detached property is positioned for some of Trafford's most outstanding schools and Woodheys Park is only a short walk away. Internally the property reveals an inviting entrance hallway, leading to a bay fronted dining room and lounge separated by sliding doors. A fitted kitchen providing access to the garden as well as an understairs storage cupboard and completes the ground floor accommodation.

To the first floor a landing leads to three generous bedrooms and a three piece family bathroom. Externally the property has a block paved driveway providing off road parking leading to a private rear garden with patio area. No chain.

#### 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 4JD

#### 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 C

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**