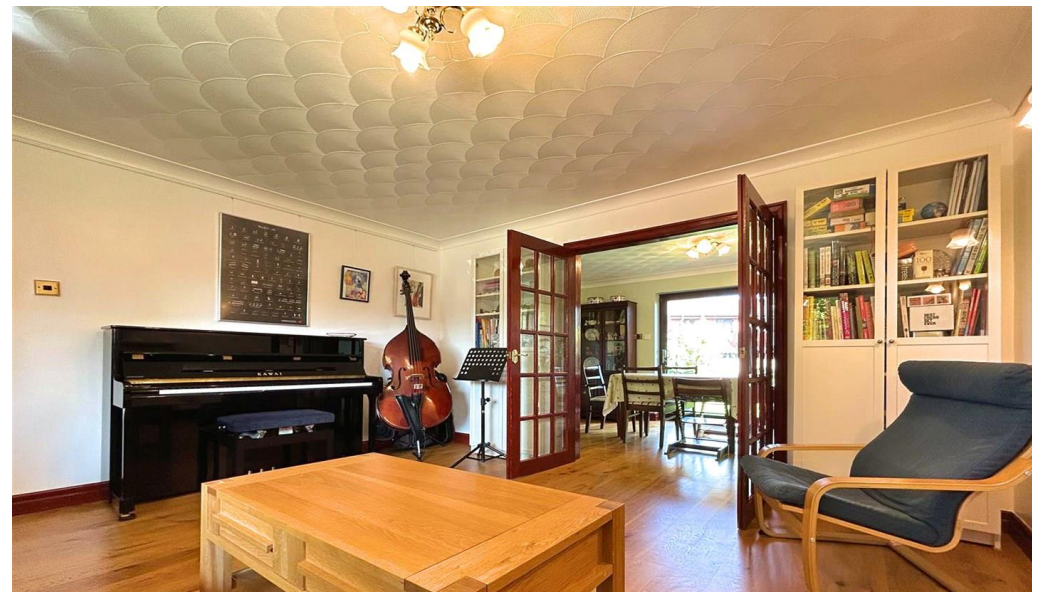
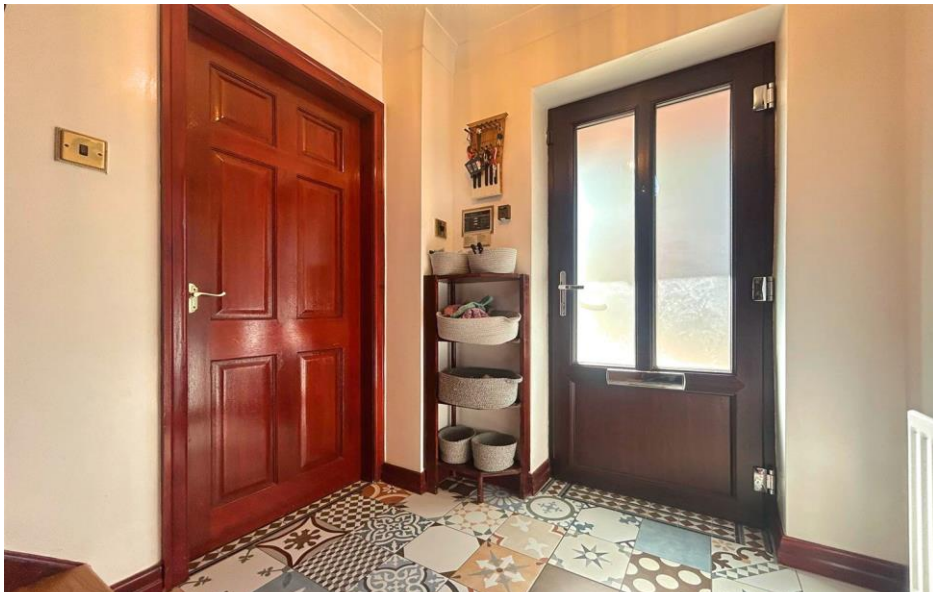




**GASCOIGNE
HALMAN**

Woodwise Lane, Manchester
£500,000

THE AREA'S LEADING ESTATE AGENCY



Situated in a quiet cul-de-sac setting, this four-bedroom detached home presents an ideal combination of spaciousness and contemporary design, whilst sitting on an extensive plot with stunning gardens. The property also boasts two reception rooms, a modern kitchen, utility room, Downstairs WC, and Separate study. While being Conveniently located near the Metrolink, Wythenshawe Hospital, and various local amenities, this property is an appealing option for a diverse array of buyers.

Property details

- Striking four bedroom detached residence
- Beautiful front and rear gardens
- Located in a quiet cul -de -sac setting
- Four Generous Bedrooms with Master boasting En-suite
- Impressive Drive Way and Double Garage
- Ideally Situated For Easy Access To Various Transport Links and Local Amenities



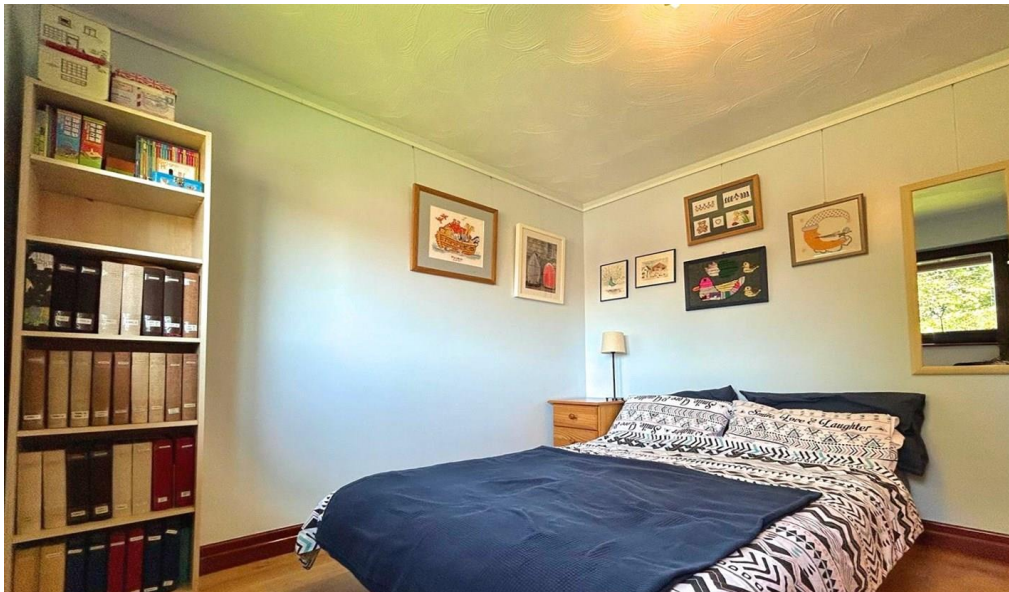
About this property

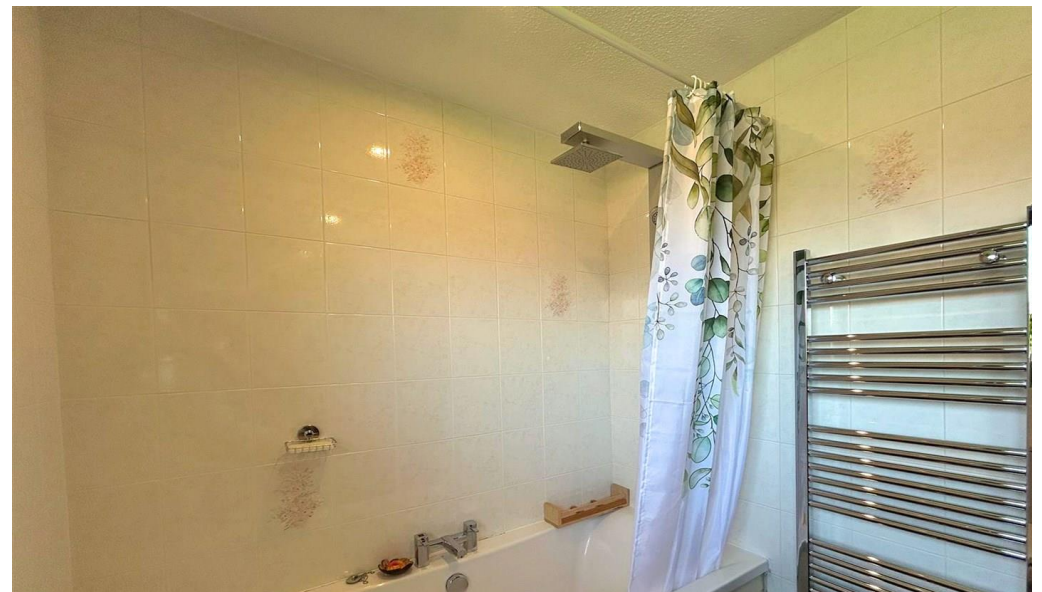
This impressive four-bedroom detached home, located in a peaceful cul-de-sac, offers generous living space across two levels and is set on a large plot. The residence features a welcoming entrance hallway, a convenient downstairs WC, and a dedicated study. The ground floor includes an elegant lounge and dining area with sliding doors that lead to the rear garden, as well as a separate kitchen equipped with a practical utility area. On the first floor, there are four bedrooms, three of which are generously sized doubles. The master bedroom includes fitted wardrobes and a contemporary ensuite bathroom, while a separate, bright bathroom completes the upper level. The property is enhanced by engineered oak wood flooring on both levels and benefits from newly installed doors and windows throughout.

Externally to the front, the property offers a spacious driveway, double garage, and an outdoor utility area. The rear features a stunning garden which has been recently revitalized and planted with a variety of ornamental and fruit trees and bushes, thoughtfully arranged to ensure year-round appeal. There is also a patio area flagged with Indian sandstone, perfect for outdoor entertaining. This residence is ideally situated for easy access to various transport links and local amenities. The house also benefits 12 recently installed Solar panels which are connected to a 10.4kWh battery and EV charger.















DIRECTIONS

M23 9QY

COUNCIL TAX BAND

E

TENURE

Leasehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

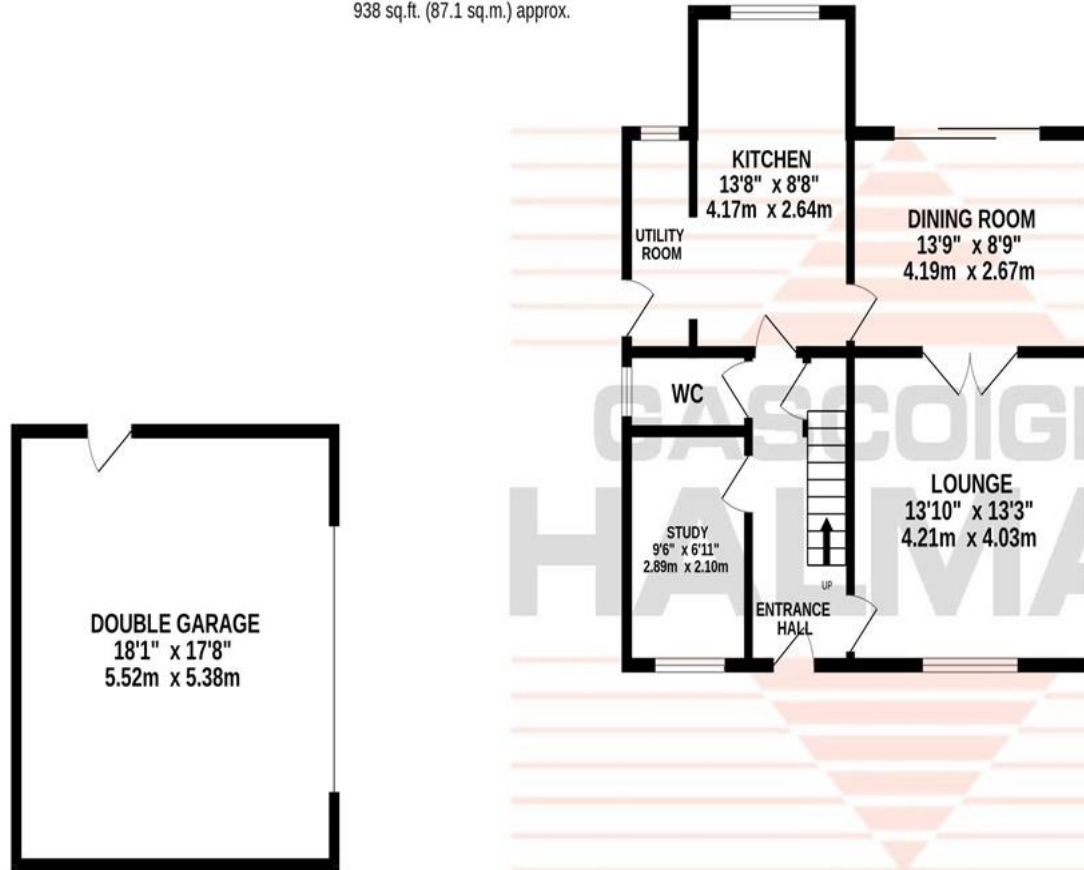
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

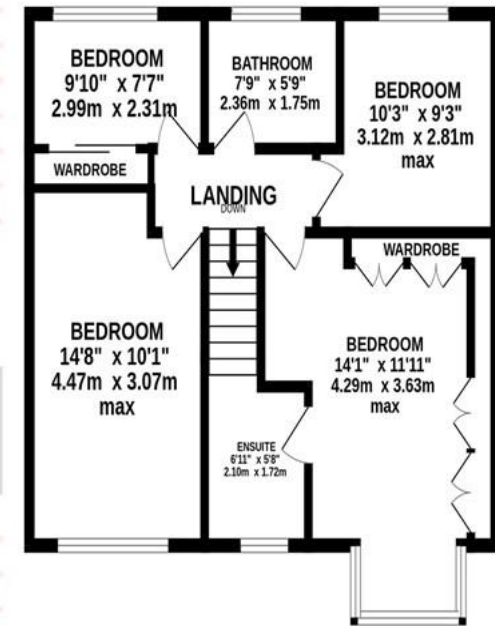
Ask Agent

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.

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 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.



THE AREA'S LEADING ESTATE AGENCY

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