



**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



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.

**GASCOIGNE HALMAN**



- 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

**£500,000**

**12 WOODWISE LANE**  
Manchester



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.

#### 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: M23 9QY

#### TENURE

Leasehold - 999 years from 1 January 1989 GR £85.00 PA - SC £0 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

Manchester City Council - Council Tax Band E

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**