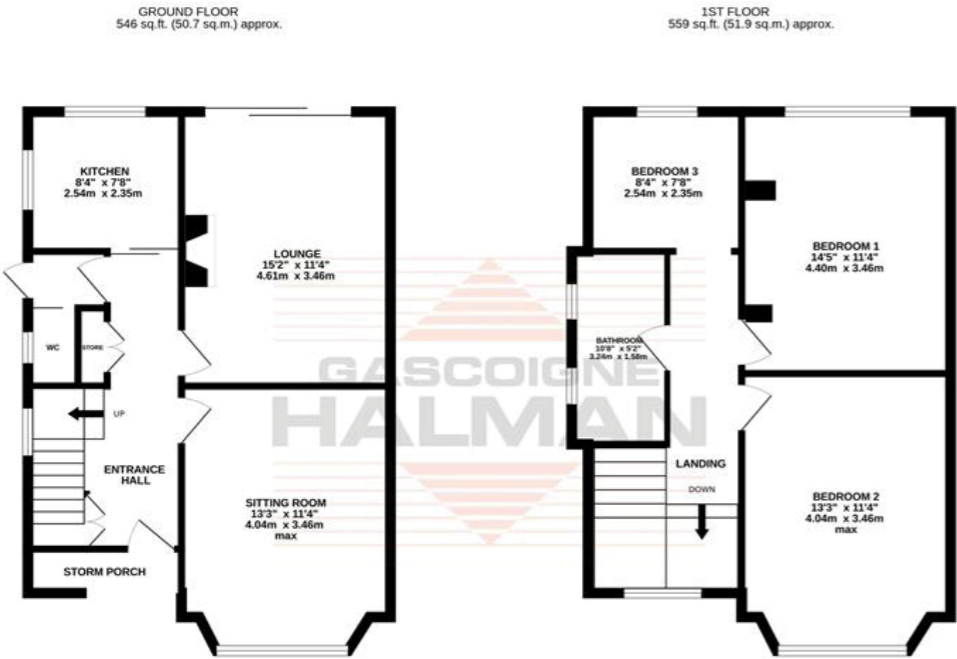


25 WOOD ROAD

Sale

£400,000



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



**\*\* CASH BUYERS ONLY \*\*** A unique opportunity to purchase an attractive, larger-style bay-fronted semi-detached residence, requiring full modernisation, measuring circa 1100 sqft, set within a generous plot with a large rear garden, offering exciting potential to enhance and extend (subject to p.p.), ideally located close to Sale, Trafford's sought after schools including Brooklands Primary, Brooklands Metrolink, and useful amenities.

**GASCOIGNE HALMAN**

- \* Cash Buyers Only \*
- Three Bedrooms
- Over 1100 sqft Of Accommodation

- Set Within Generous Plot
- Requiring Full Modernisation
- No Chain

**£400,000**

**25 WOOD ROAD**

Sale



Representing a truly rare opportunity to purchase a handsome bay-fronted semi-detached home, in need of full modernisation, providing larger-style accommodation of 1100 sq ft, boasting an extensive rear garden, and offering exciting scope to improve, enhance and extend, within easy reach of Sale, sought-after schools including Brooklands Primary, key transport links and useful amenities.

The accommodation currently offers entrance hall with storage, bay fronted living room, rear garden facing dining room, separate kitchen with storage cupboard, to the first floor is a well sized landing, three bedrooms, and space for the bathroom.

Externally the home enjoys a fine position, with private outlook to the front, ample frontage providing scope for a generous driveway, whilst to the rear is an enviably large rear garden, in need of improvement, yet providing uncapped scope to create a fabulous garden, and offering ample space to extend (subject to permissions).

#### 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 Sat Nav purposes M33 3RS

#### 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 BC - Tax Band D

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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