



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Woodville Drive, Sale
£500,000



Nestled in a sought-after, quiet & convenient location semi-detached family residence is available.

Occupying a spacious plot, the property provides a wealth of living space, featuring a high-quality finish throughout. It is ideally situated near some of Trafford's most esteemed primary and secondary schools, with Ashton on Mersey Village, Sale town centre, and the Metrolink all within convenient reach.

Property details

- Beautifully Presented Semi Detached Residence
- Tastefully Refurbished Throughout
- Within Walking Distance of Ashton on Mersey Village & Sale Town Centre & Sale Metrolink
- Three Generous Bedrooms, Bathroom & Ground Floor Shower Room
- Highly Desirable Residential Area
- Tucked Away In Quiet Cul-De-Sac Setting



About this property

This extensive semi-detached family residence has been renovated and enhanced to showcase a high-quality finish throughout. This stunning 1930s semi-detached home displays a wealth of prominent original features.

Inside, an entrance hallway leads to a dining room featuring a bay window. A bright and spacious lounge is located at the rear, accompanied by a modern kitchen. A downstairs shower room completes the ground floor living space.

On the first floor, there is a contemporary family bathroom along with three generously sized bedrooms.

Outside, a driveway offers off-road parking, while the rear boasts a large, private, well-established garden with a patio area at the back. The property is equipped with a new heating system throughout, including underfloor heating on the ground floor.









DIRECTIONS

M33 6NF

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

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

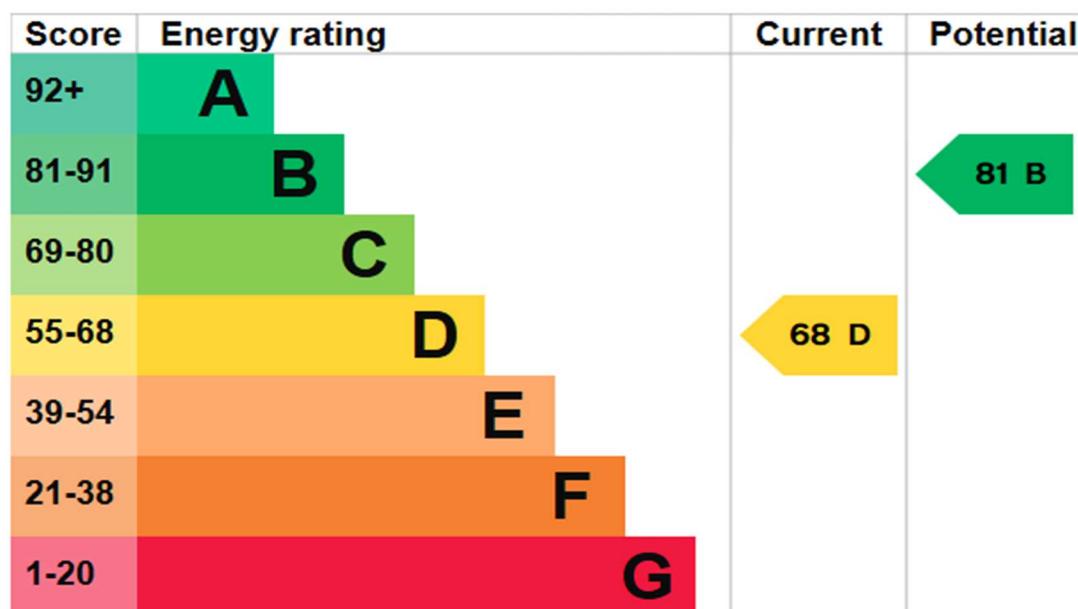
LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

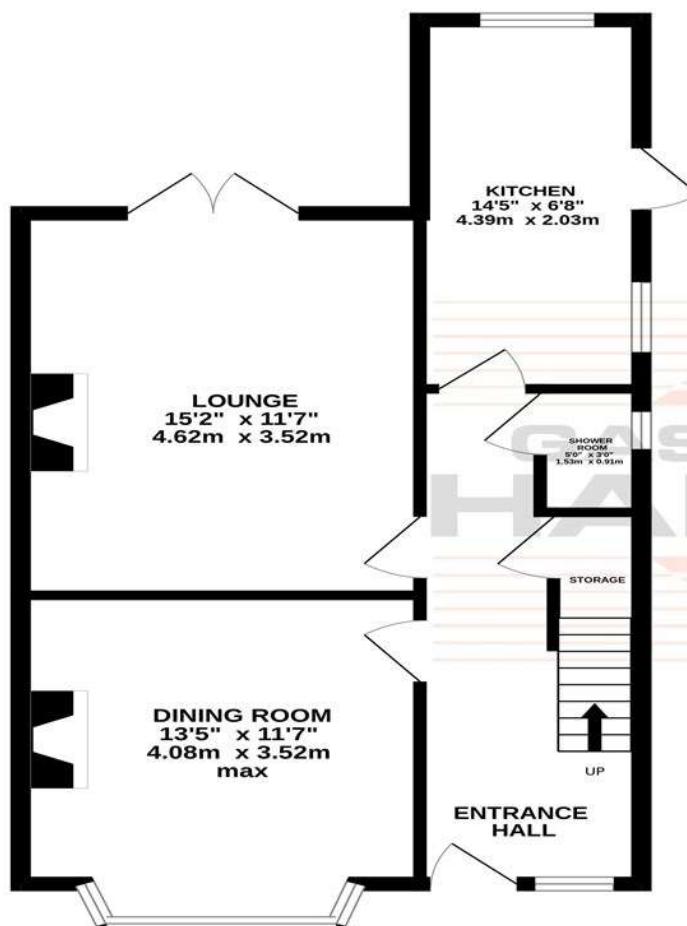
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

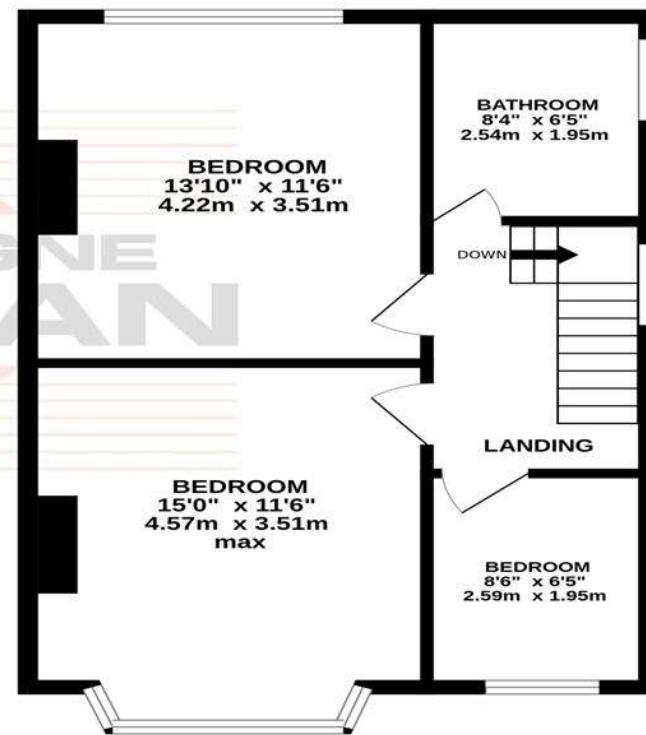
No

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GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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