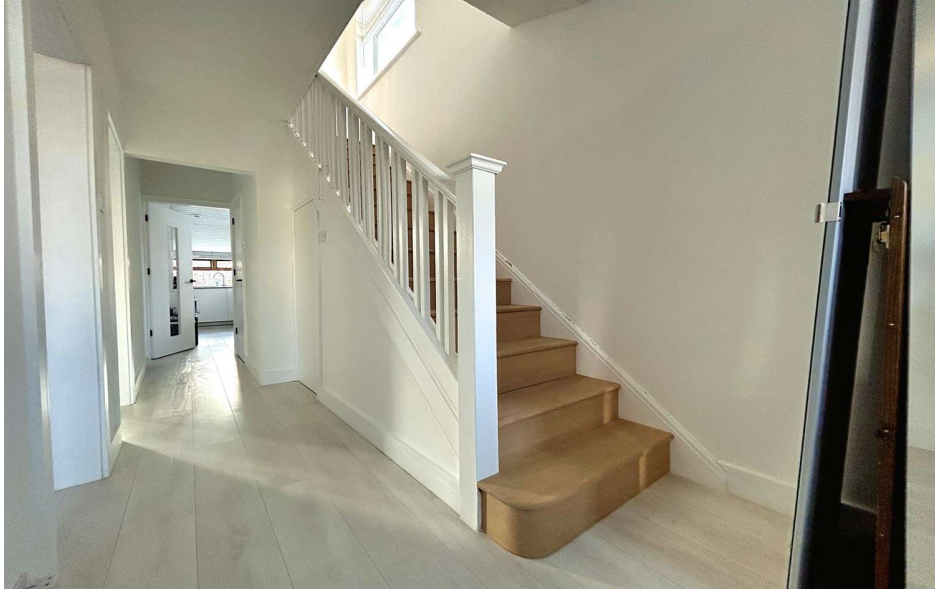




**GASCOIGNE
HALMAN**

Woodville Drive, Sale
£500,000

THE AREA'S LEADING ESTATE AGENCY



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

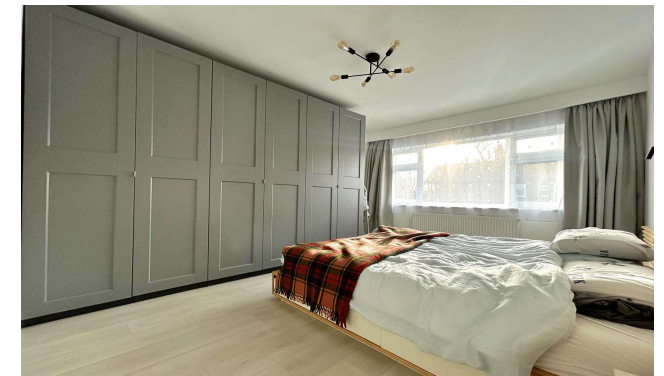
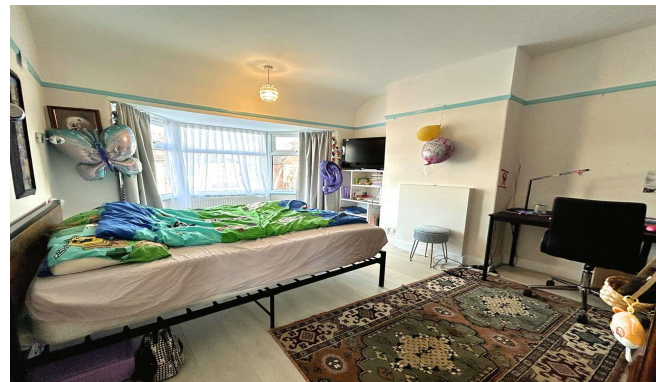
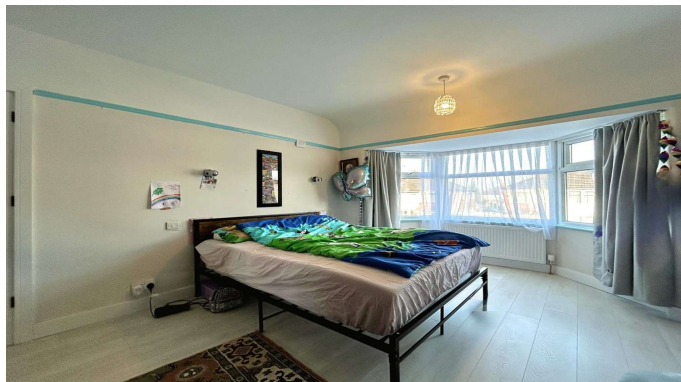
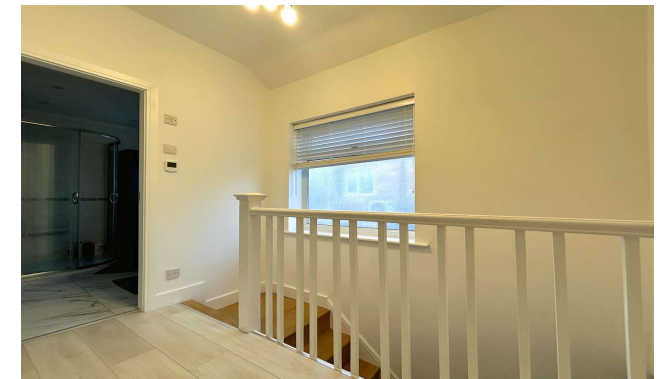
This extensive semi-detached family residence has been renovated and enhanced to showcase a high-quality finish throughout. This stunning 1930s semi-detached home displays a wealth of prominent original features.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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

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

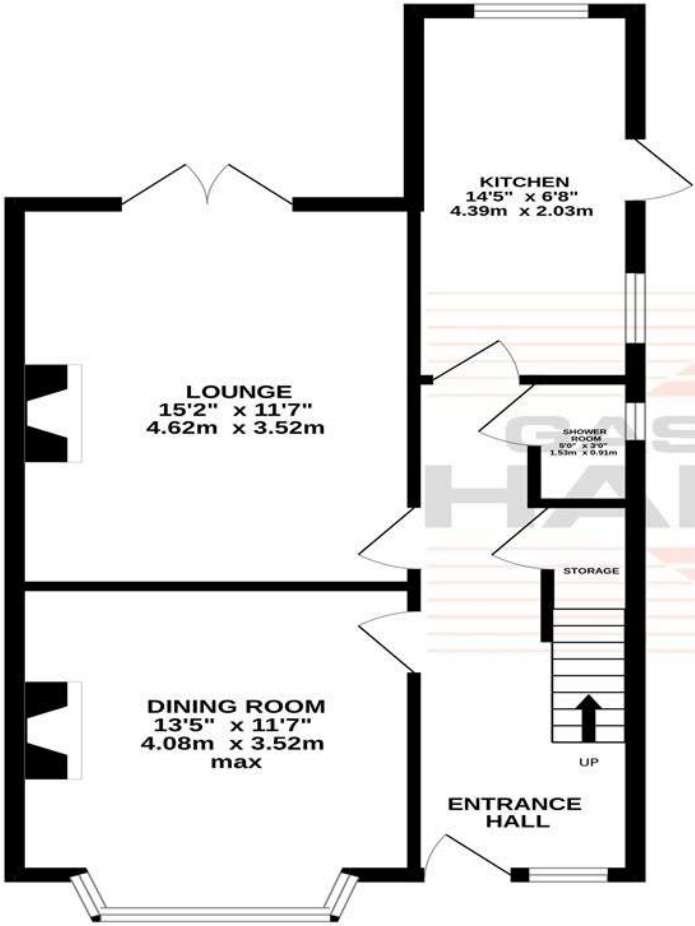
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

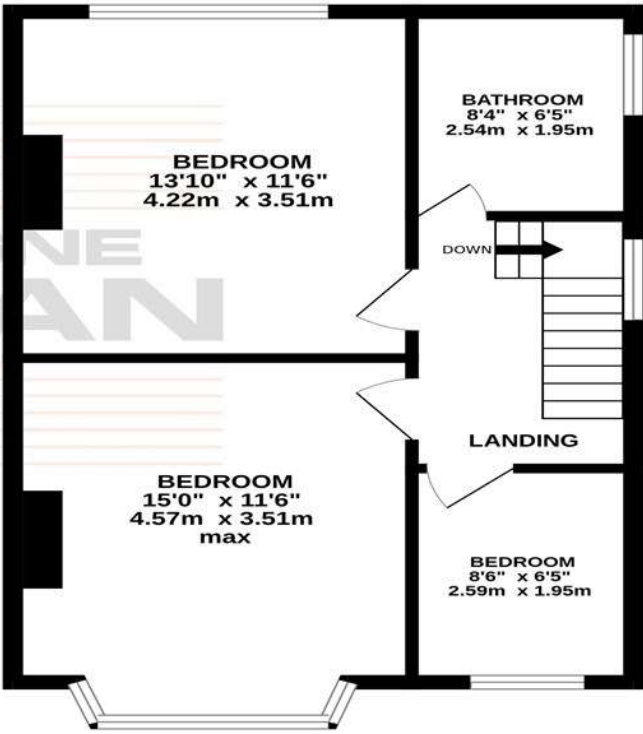
No

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
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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THE AREA'S LEADING ESTATE AGENCY

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