



11 Woodbourne Road, Sale, M33 3SY

£784,000

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Jordan fishwick

£784,000

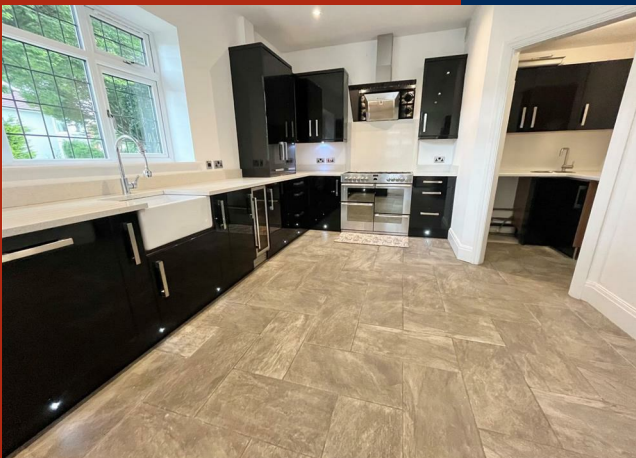
- Three / Four Bedroom Dormer Bungalow
- Spacious Kitchen / Diner with Integrated Appliances
- Large Driveway & Detached Garage
- Hardwood Flooring Downstairs
- EPC Rating C
- Beautifully Presented Throughout
- Two Reception Rooms - One With Wood Burner
- Private South West Facing Patio Garden
- NO CHAIN
- Trafford Council Tax Band E

* NO CHAIN * A stunning and well designed four bedroom semi detached dormer bungalow situated in a private and well-sized plot. Within the catchment area of Brooklands Primary School, within easy reach of Brooklands Metrolink and a Sale & Altrincham Town Centre.

To the ground floor you will find; impressive entrance hall with two storage cupboards, shower room, lounge complete with wood burning stove and sliding doors to the garden, open to formal dining room, the fourth bedroom, spacious kitchen/ diner with stylish quartz work surfaces and breakfast bar, benefitting from integrated appliances including gas Stoves range style cooker, extractor hood, Gorenji microwave, wine cooler, Bosch dishwasher and American fridge freezer and access to utility room.

To the first floor, a landing with light tunnel, three sizable double bedrooms, two offering an abundance of built in wardrobes en-suite facilities plus a further family bathroom with four piece suite.

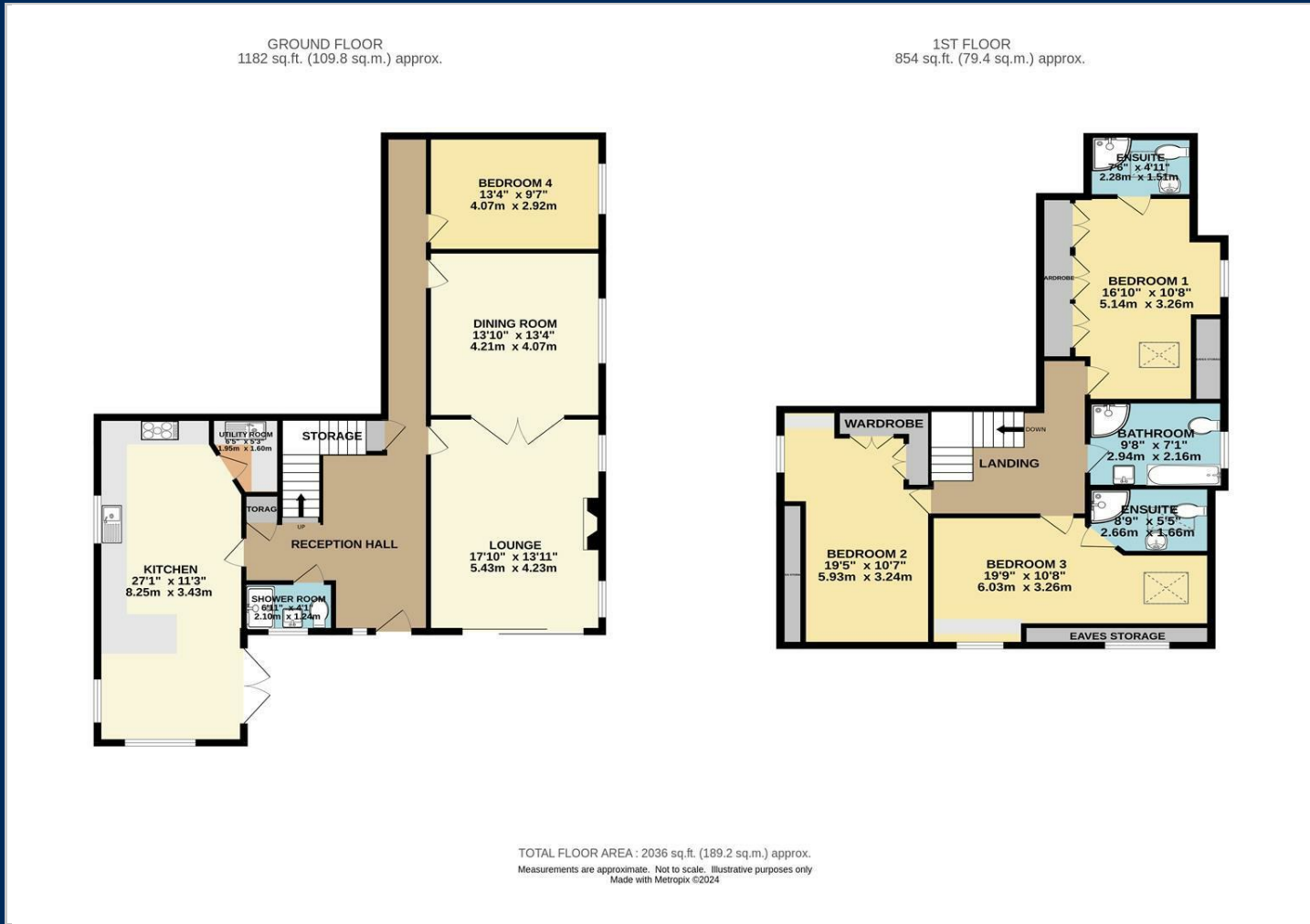
Externally to the front off road parking leading to a detached garage and to the rear a very private south west facing patio garden with a variety of mature shrubs and trees. Must to viewed to be fully appreciated. Council Tax Band E. EPC Rating C. Freehold.



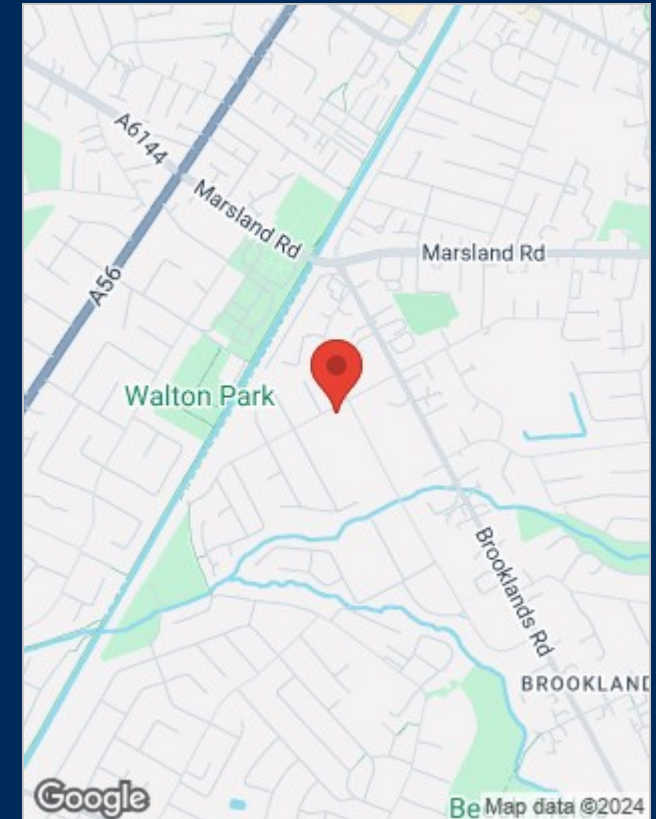




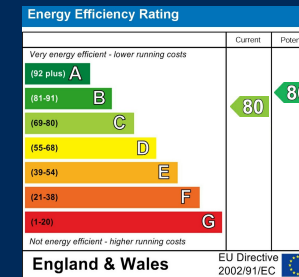
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.