



Woodheys Drive, Sale, Trafford, M33

**Offers in excess of:
£465,000**

Woodheys Drive, Sale, Trafford, M33

Nestled in a sought-after location on Woodheys Drive, this Tastefully decorated, three-bedroom semi-detached home offers a fantastic opportunity for families, professionals and investors alike. Ideally positioned close to Woodheys Park, Park Road Metrolink, and highly regarded local schools this home ticks all the location boxes. With huge scope for extension to the rear and side (subject to planning permission), this home presents an exciting opportunity for those looking to add space and value.

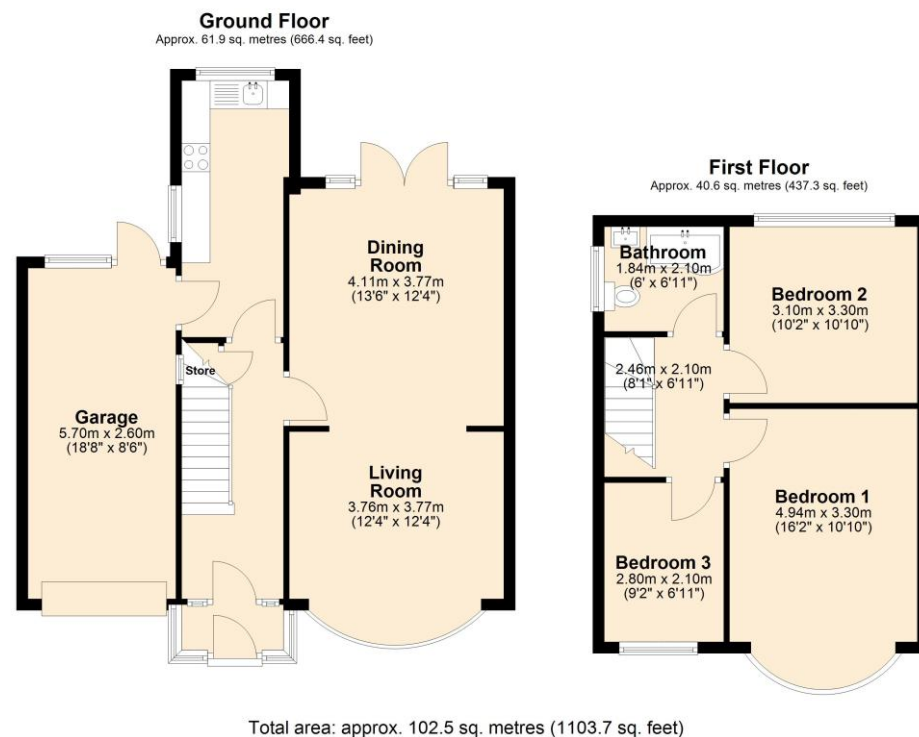
The ground floor boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The separate dining room, featuring patio doors, seamlessly connects the home to the south-facing rear garden, flooding the space with natural light. The kitchen is fitted with a range of base and eye level units offering practical storage space with roll top worksurfaces and tiled splash backs over.

Upstairs, the first floor comprises three generous bedrooms, two of which benefit from fitted wardrobes and a well appointed three piece family bathroom suite.

Externally the property benefits from off road parking for several cars to the front via a driveway and provides access to the integral garage with up and over door where you can find space for dryer and ideal storage solutions. To the rear there is a private, enclosed South Facing garden with the majority laid to lawn with paved patio area.

Offering a blend of location, potential, and family-friendly living, this property is a must-see.

- Leasehold
- 999 years from 27 November 1938
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.