



Woodbourne Road, Sale, Cheshire, M33

Offers Over: £550,000

Freehold

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Set in a sought-after location on Woodbourne Road, Sale, this three-bedroom detached property offers a fantastic opportunity for buyers looking to create their dream home. In need of modernisation, it boasts huge scope to extend (subject to the relevant planning permissions) and is offered to the market with no onward chain.

The property is approached via a gated driveway, complimented by attractive flowering plants and established shrubs, with access to an up-and-over garage door.

Stepping inside, you are greeted by a spacious entrance hall. To the left, the bright living room flows through double doors into a separate dining room, which in turn opens via patio doors to a conservatory – perfect for enjoying garden views all year round. The kitchen is fitted with a range of base and eye-level units, and the ground floor also benefits from a downstairs WC.

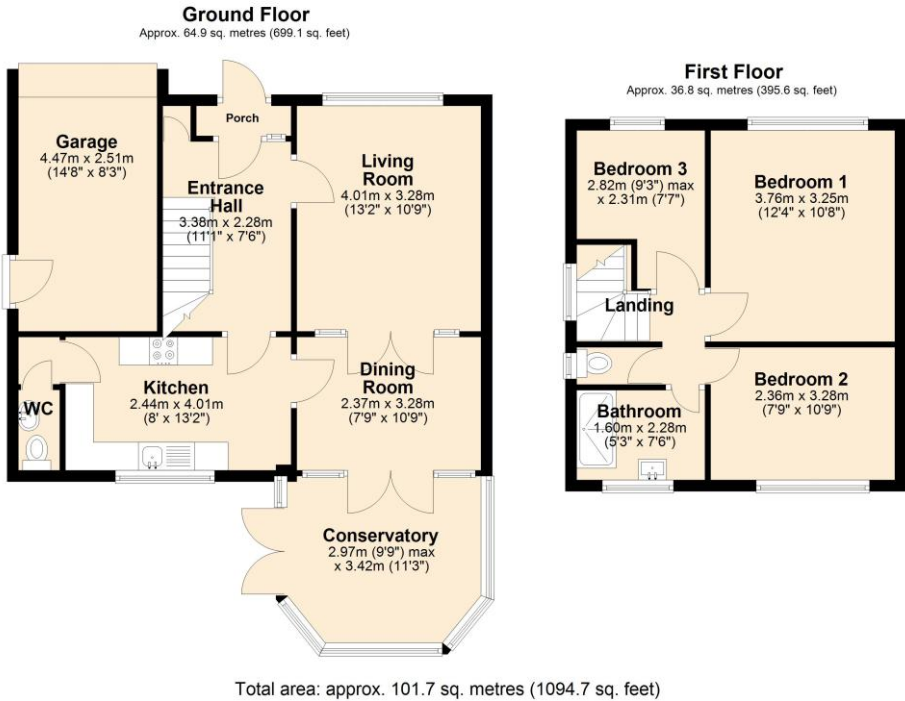
Upstairs, the first floor hosts three well-proportioned bedrooms, along with a family bathroom and a separate WC.

Outside, the west-facing rear garden enjoys plenty of afternoon and evening sunshine. Mostly laid to lawn and offering excellent privacy, it features a timber shed, greenhouse, and a charming pond, creating a lovely backdrop for relaxing or entertaining.

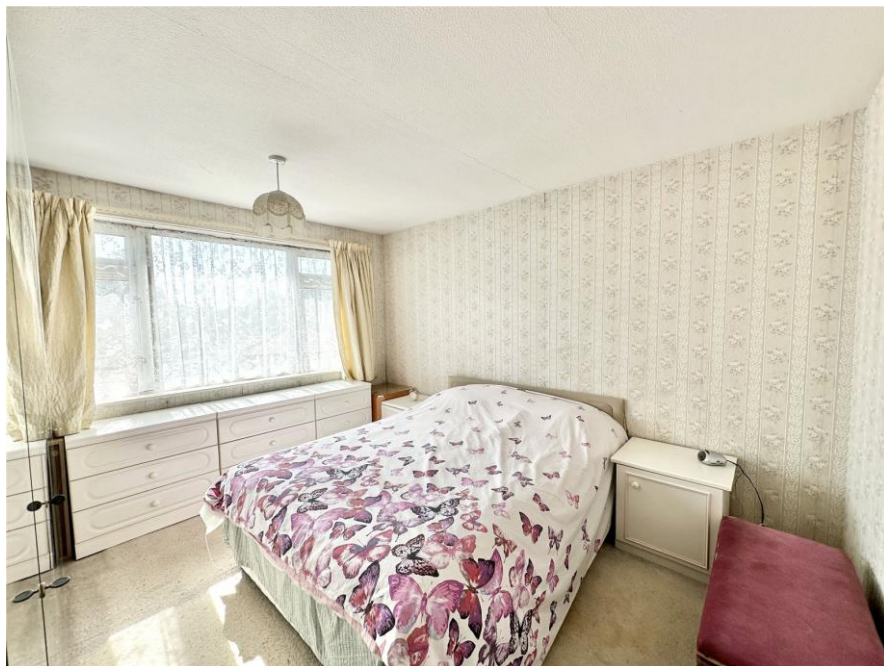
The home is ideally situated for families, close by to the highly regarded Brooklands Primary School and several excellent high schools. Local amenities, parks, and transport links are also within easy reach, making this an ideal location for both convenience and community.

This is a rare opportunity to secure a detached home in a prime Sale location with enormous potential. Early viewing is highly recommended.

- Freehold
- EPC Grade TBC
- Council Tax Band D







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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.