



ASHWORTH HOLME
Sales · Lettings · Property Management



17 WOOD ROAD, M33 3RS
£725,000



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DESCRIPTION

SPACIOUS & BEAUTIFULLY EXTENDED 5-BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION!

Situated in a highly desirable area within the catchment for Brooklands Primary School, this impressive 2,214 sq. ft. semi-detached home has been remodelled and significantly extended, offering exceptional space and modern family living.

The well-balanced accommodation comprises an entrance porch leading into a welcoming hallway, a home office, a beautiful lounge, and a large open-plan living/dining kitchen with bi-folding doors opening onto the rear gardens. The ground floor also benefits from a separate utility room and a downstairs shower room/WC.

To the first floor, there are four well-proportioned bedrooms, one of which is serviced by an en-suite shower room, alongside a very well-appointed family bathroom. The second floor hosts a large double bedroom with ample eaves storage, also benefitting from its own en-suite bathroom.

Externally, the property enjoys gardens to the rear and side, while a generous driveway at the front provides ample off-road parking. Additional benefits include gas central heating and double glazing throughout.

A fantastic opportunity to acquire a superb family home in a prime location—early viewing is highly recommended!

KEY FEATURES

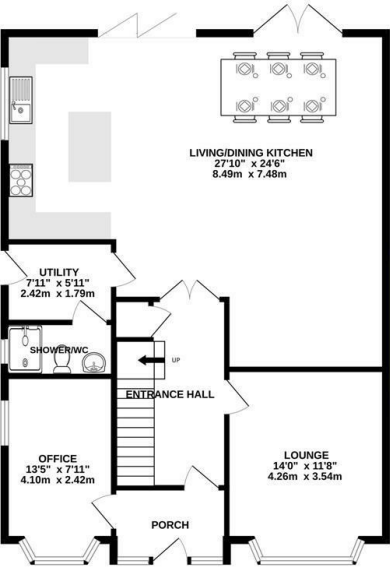
- 2214-SQFT home in a sought-after location
- Open-plan kitchen with bi-fold doors
- Versatile ground floor layout
- Generous driveway providing off-road parking
- Beautifully extended and remodelled
- Five beds, including two with en-suite
- Stylish family bathroom
- Gardens to the rear and side



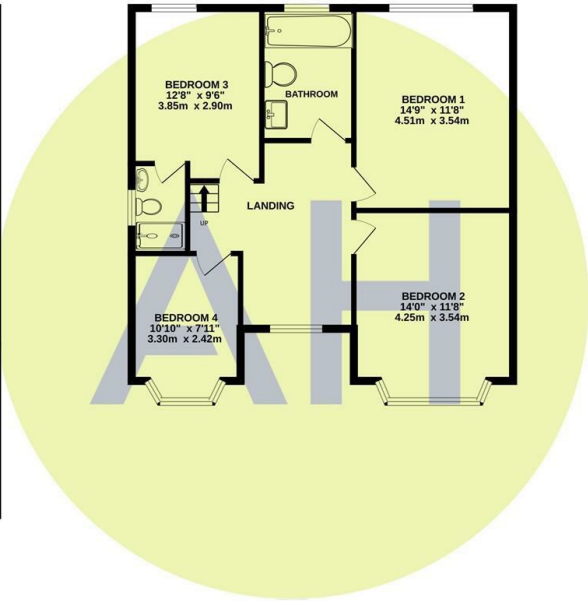




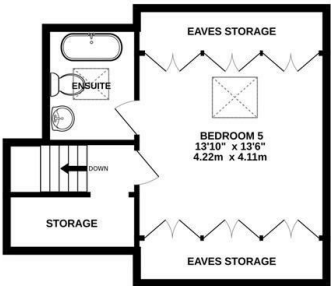
GROUND FLOOR
1061 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 2214 sq.ft. (205.7 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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ASHWORTH HOLME

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		