



ASHWORTH HOLME
Sales · Lettings · Property Management



17 WOOD ROAD, M33 3RS
£2,750 PER CALENDAR MONTH



4



3



3



DESCRIPTION

SPACIOUS & BEAUTIFULLY EXTENDED 4 BEDROOM FAMILY HOME - AVAILABLE EARLY DECEMBER 2025!

Located in a highly sought-after part of Sale, within the catchment area for the outstanding Brooklands Primary School, this stunning semi-detached home offers exceptional space and contemporary family living.

The property has been thoughtfully extended and finished to a high standard throughout. The ground floor comprises an entrance porch leading into a welcoming hallway, a versatile home office, a stylish lounge, and a large open-plan living/dining kitchen featuring bi-folding doors that open directly onto the rear garden—perfect for entertaining or family time. There is also a separate utility room and a convenient downstairs shower room/WC.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, plus a modern family bathroom.

Externally, the home enjoys attractive gardens to the rear and side, as well as a generous driveway offering ample off-road parking. Further benefits include gas central heating and double glazing throughout.

This is a superb opportunity to rent a beautifully presented, spacious family home in one of Sale's most desirable locations. Early viewing is highly recommended.

KEY FEATURES

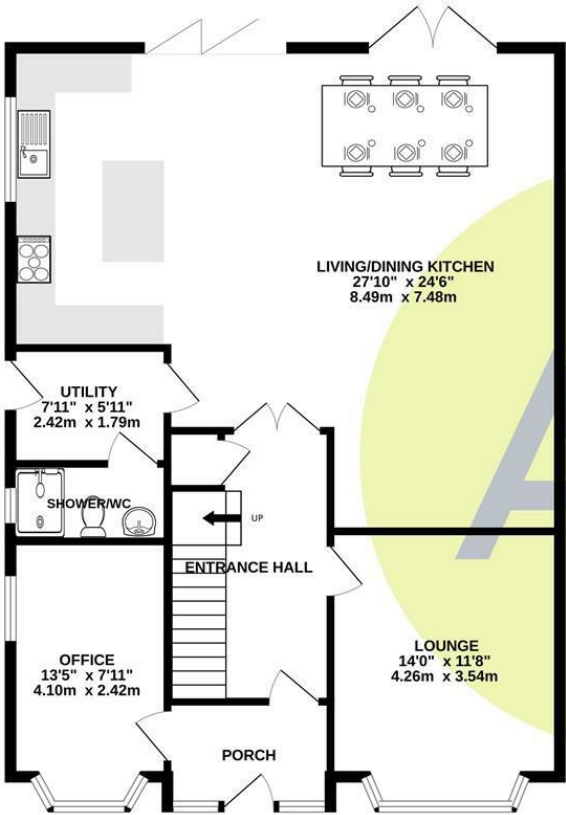
- AVAILABLE 1ST DECEMBER 2025
- Open-plan kitchen with bi-fold doors
- Versatile ground floor layout
- Generous driveway providing off-road private parking
- Beautifully extended and remodelled
- Four beds, including one with en-suite
- Gardens to the rear and side
- Home in a sought-after location







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



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



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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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		



ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.