



ASHWORTH HOLME
Sales · Lettings · Property Management



3 WOODHOUSE LANE, M33 4JS
£450,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS AND WELL BALANCED ACCOMMODATION THROUGHOUT INCLUDING A LARGE OPEN PLAN LIVING/DINING ROOM, MODERN KITCHEN, FOUR PIECE FAMILY BATHROOM, INTEGRAL GARAGE AND SOUTH WEST FACING REAR GARDEN.

This fantastic detached residence is certain to appeal to a variety of purchasers and offers generous, well planned accommodation which is ready to be enjoyed without the hassle and cost of renovation works. The property has been tastefully updated and maintained by the current owners and provides an ideal home for growing families.

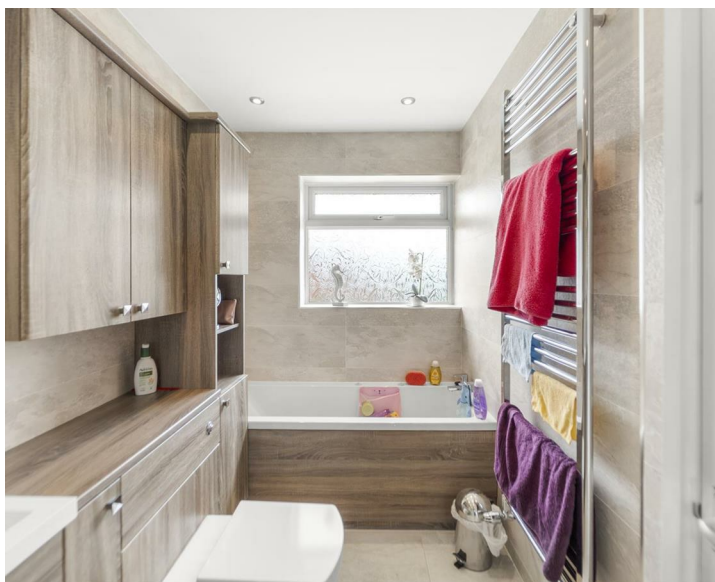
Situated within a highly convenient location close to excellent local schools, amenities and transport links, the accommodation briefly comprises: Entrance porch leading into a welcoming entrance hallway with useful storage cupboard. There is a modern fitted kitchen, downstairs WC and a fantastic open plan sitting/dining room which provides an excellent family living and entertaining space with direct access into the conservatory overlooking the rear garden. The ground floor is completed by an integral garage providing excellent storage space with potential for a variety of uses. To the first floor there are three well proportioned double bedrooms, all benefiting from fitted wardrobes, which are serviced by a stylish family bathroom fitted with a modern four piece suite including a separate shower. Externally, the property features a driveway providing off road parking which leads to the integral garage. To the rear there is a private, enclosed south west facing garden.

Warmed by gas central heating and double glazing throughout. A superb detached home offering a great balance of space, condition and location.

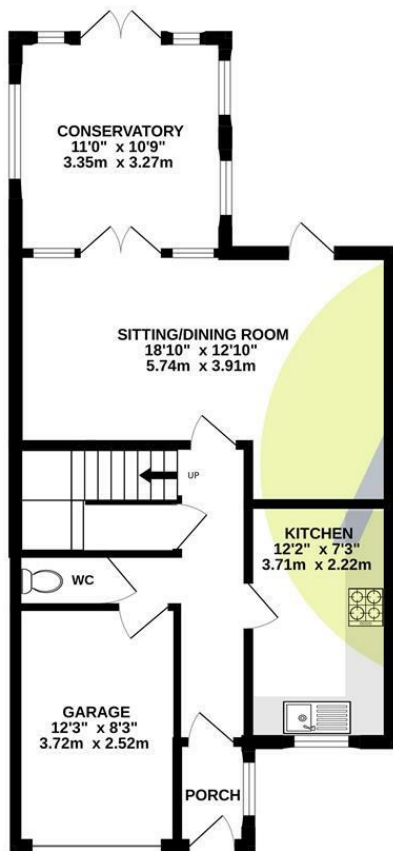
KEY FEATURES

- Three Double Bedrooms
- Beautifully Presented Throughout
- Spacious Open Plan Living/Dining Room
- Stylish Four Piece Family Bathroom
- Detached Family Home
- Modern Fitted Kitchen
- Conservatory Overlooking Garden
- Integral Garage & Driveway Parking

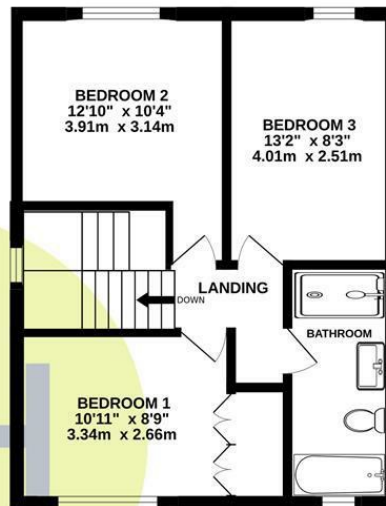




GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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.
Made with Metropix (5/20)

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	



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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.