



**GASCOIGNE
HALMAN**

Woodbourne Road, Sale
£700,000

THE AREA'S LEADING ESTATE AGENCY



An lovingly maintained and stylishly enhanced executive detached house, set in an exclusive cul-de-sac setting in easy reach of Brooklands primary and Brooklands Metrolink, with two spacious reception rooms, four well sized bedrooms, and two modern bath/ shower rooms, with a landscaped rear garden, and conveniently close to Sale town centre, popular primary and secondary schools, and local amenities.

Property details

- Beautifully Presented Throughout
- Four Bedroom Detached Family Home
- Exclusive Cul-De-Sac Location
- Driveway Parking for Multiple Cars
- Within Convenient Reach of Primary and Secondary Schools
- Playing Fields Situated within Walking Distance, Providing Easy Access to Woodhouse Lane East, Timperley



About this property

Occupying a fine backwater position in the ever popular Brooklands district of Sale, this immaculate four-bedroom two bathroom executive-style detached residence offers a generous and lovingly maintained home ideal for the family buyer, being ideally located close to Sale, in catchment of popular primary and secondary schools, key transport links and useful amenities. There are playing fields within walking distance of the property, which also provide easy access to Woodhouse Lane East and within reach of Timperley Metrolink.

Upon approach the home enjoys attractive brick and part rendered mock-Tudor elevations, and a welcoming wide landscaped plot, upon entry the home begins with a welcoming large entrance hall with cloaks storage and separate w/c, to the right is a substantial living room complete with recessed feature fireplace, ahead is a separate, well sized dining room leading on to a pleasant conservatory. To the head of the hall is the separate fitted kitchen boasting a wealth of base and wall units, opening to a useful large utility room with back door to the garden and integral garage access. The home enjoys a large integrated garage providing scope for conversion if desired.

To the first floor, off the well sized landing, are four spacious bedrooms, including two double bedrooms both with fitted wardrobes, and two attractive refitted bath and shower rooms.

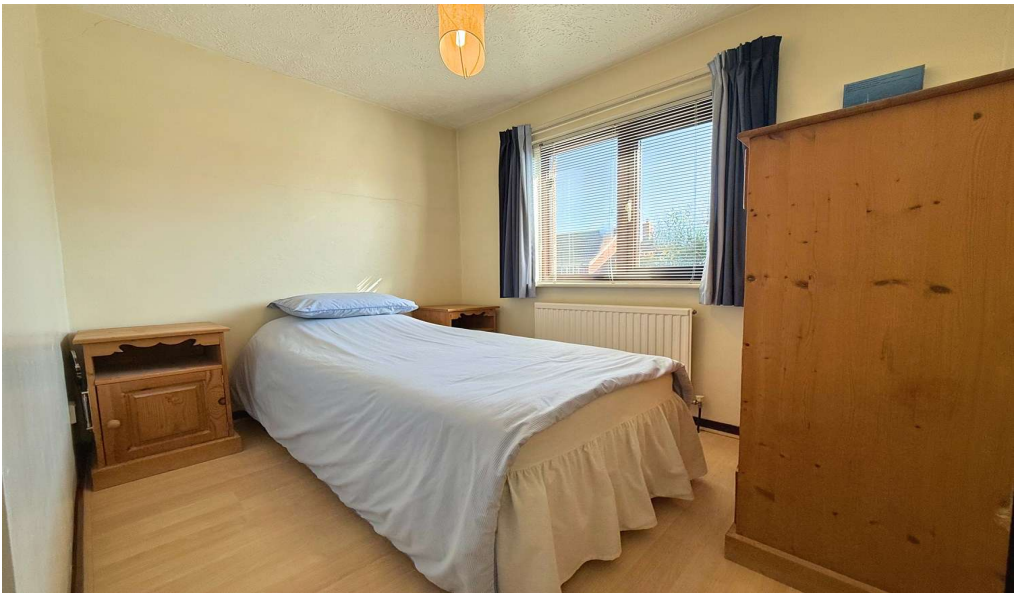
Externally the home enjoys a secluded landscaped rear garden, and large block-paved driveway to the front with lawned garden.



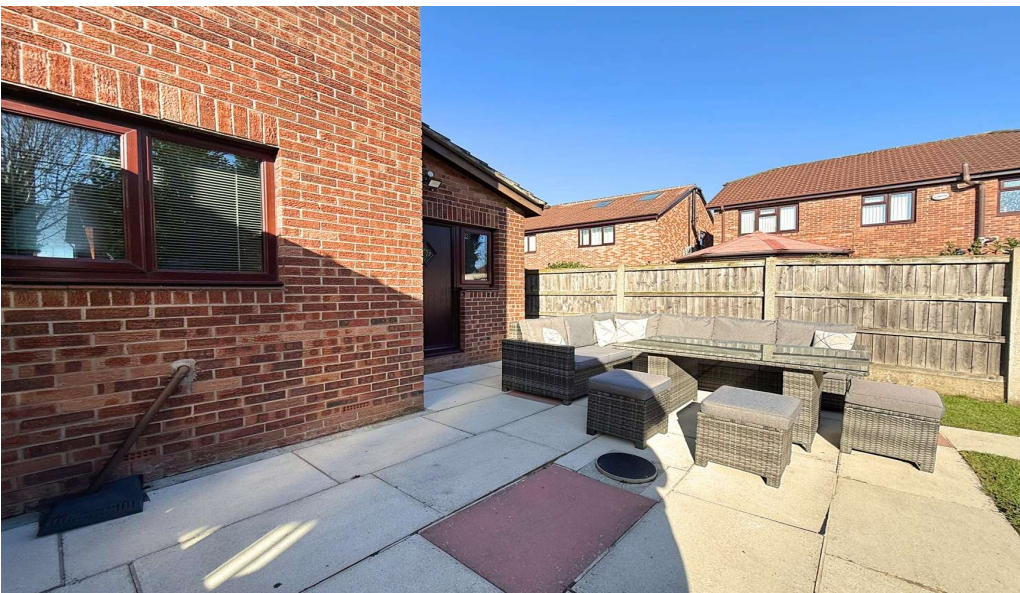












DIRECTIONS

M33 3TQ

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

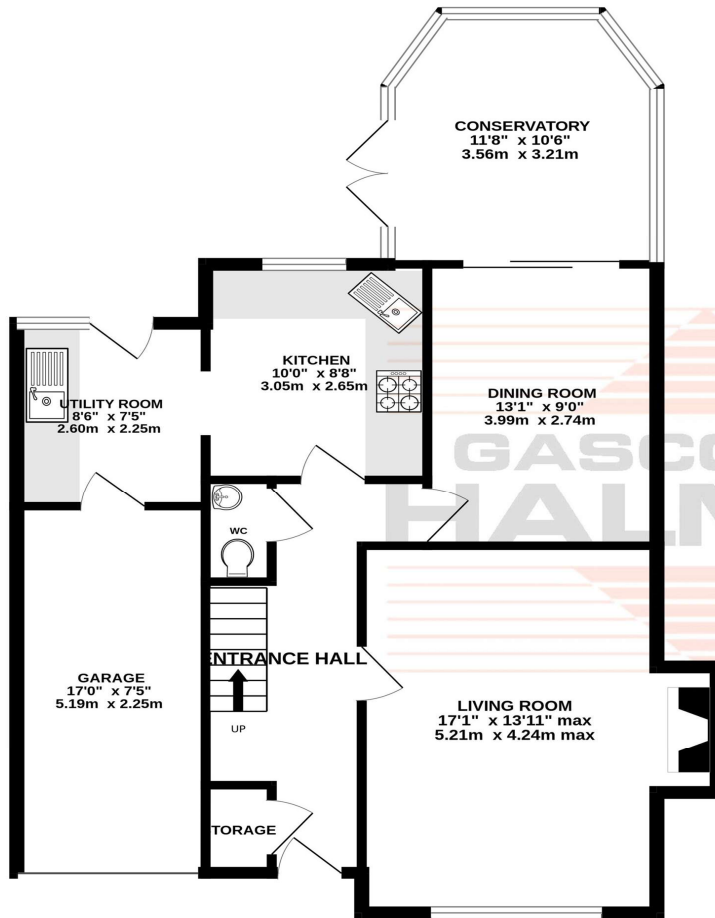
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

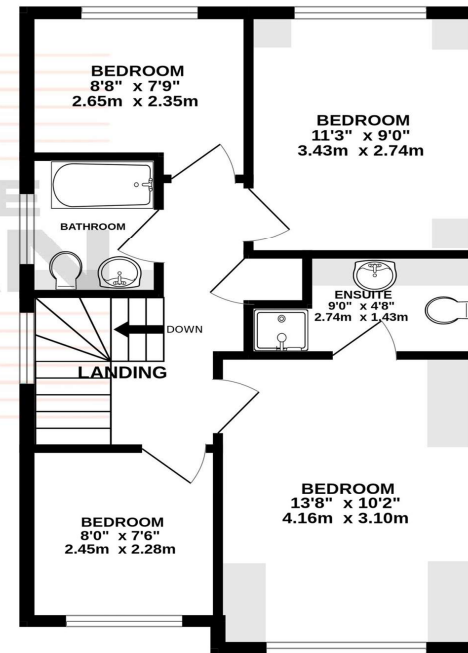
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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