



£900,000

## DESCRIPTION

AH

### 4 WINCHESTER DRIVE M33 5DT

**£900,000**

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, POSITIONED AT THE HEAD OF A QUIET AND HIGHLY DESIRABLE CUL-DE-SAC, ENJOYING A GENEROUS SOUTH WEST FACING PLOT AND OVER 2,000 SQ FT OF ACCOMMODATION.

This superb home offers well-proportioned and versatile accommodation throughout, ideal for modern family living, whilst being conveniently located within easy reach of highly regarded Trafford schools — including Ashton-on-Mersey School, which can be reached on foot in approximately 10 minutes — as well as excellent transport links and motorway networks.

The property is approached via a sweeping driveway, framed by mature hedging, providing ample off-road parking and a great sense of privacy from the outset.

In brief, the accommodation comprises: A welcoming Entrance Hallway, a spacious Living Room featuring an attractive wood burning stove and patio doors opening onto the rear garden, and a versatile Snug/Home Office to the front, ideal for a variety of uses. There is a contemporary fitted Kitchen complete with a range of base and eye-level units, integral appliances and a central island, opening through to a separate Dining Room with direct access to the garden — creating an excellent space for both everyday living and entertaining. A Ground Floor WC and internal access to the Integral Garage complete the ground floor accommodation.

To the First Floor, there are Four well-proportioned Bedrooms, three of which are comfortable doubles, served by a Family Bathroom and an additional Shower Room, ideal for busy households.

Externally, the property enjoys a fantastic South West facing rear garden, predominantly laid to lawn and offering a high degree of privacy — perfect for families and outdoor entertaining. A substantial Summer House provides further flexibility, ideal as a home office, gym or additional entertaining space. FREEHOLD. EPC Grade D. Council Tax Band F.



## KEY FEATURES

AH

- Four bedroom detached family home
- Over 2000 sqft of accommodation
- Head of quiet cul-de-sac position
- Large South West facing rear garden
- Large living room with wood burning stove
- Contemporary kitchen with central island
- Separate dining room with garden access
- Third Reception - Snug/home office
- 10 min Walking to Ashton-on-Mersey School
- Ample driveway parking and integral garage



## KEY FEATURES

AH



A superbly positioned four bedroom detached family home, tucked away at the head of a quiet cul-de-sac and offering over 2,000 sqft of well-balanced accommodation. The property enjoys a generous South West facing plot, ample driveway parking and a high degree of privacy, whilst being within walking distance of Ashton-on-Mersey School and excellent local amenities. Thoughtfully arranged for modern family living, the house provides a great mix of open and separate spaces, ideal for both everyday life and entertaining.



## SEE FLOOR PLAN FOR DIMENSIONS



## LOCATION

Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.

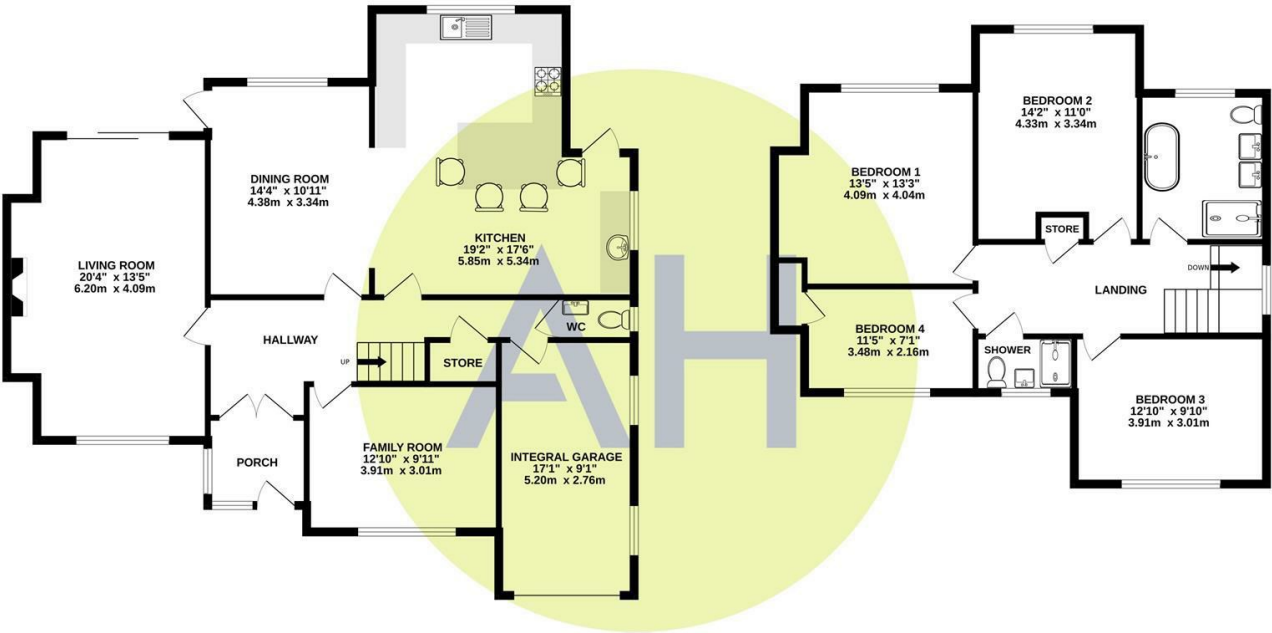


FLOOR PLANS



GROUND FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR  
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2004sq.ft. (186.2 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.