



**Chestnut Drive, Sale, Cheshire, M33**

**Offers Over: £500,000**

*Leasehold*

# Chestnut Drive, Sale, Cheshire, M33

Nestled in a highly sought-after location on Chestnut Drive, this stunning three-bedroom semi-detached family home enjoys an enviable position backing directly onto Woodheys Park, complete with secure gated access straight into the park, perfect for families, dog walkers, and those who appreciate open green space right on their doorstep.

The property is approached via a spacious driveway providing ample off-road parking, complemented by newly installed double gates leading to a side driveway and detached garage. A generous entrance porch welcomes you into the home before leading through to a beautifully presented entrance hallway, finished with tasteful décor that immediately sets the tone for the accommodation throughout.

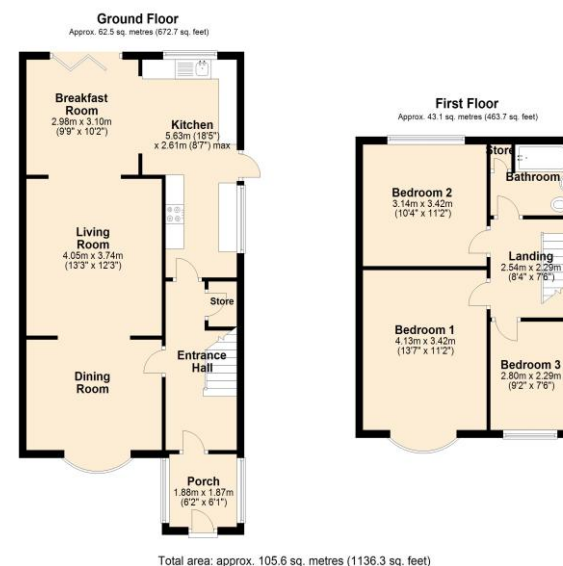
To the left of the hallway are the elegant reception rooms. The front dining room is flooded with natural light from a charming bay window fitted with stylish plantation shutters, creating a warm and inviting entertaining space. Beyond lies the spacious living room, centred around a feature fireplace with decorative surround.

To the rear of the property is the impressive extended kitchen/breakfast room, designed perfectly for modern family living. The kitchen is fitted with a comprehensive range of base and eye-level units alongside a mixture of fitted and freestanding appliances, providing both practicality and style. The breakfast area enjoys views over the rear garden and benefits from bi-folding doors opening directly onto the decked patio, seamlessly blending indoor and outdoor living.

To the first floor are three generously proportioned bedrooms, each thoughtfully presented and ideal for growing families or those requiring home office space. Completing the accommodation is a newly fitted contemporary bathroom comprising a panelled bath, low-level WC, and wash hand basin finished to a high standard.

Externally, the landscaped rear garden offers a wonderful private retreat, featuring timber fence boundaries, attractive flower beds, a detached garage, decked entertaining area, and a lawned garden ideal for children and summer gatherings. The direct gated access onto Woodheys Park further enhances the appeal of this exceptional home.

- Leasehold
- 999 years from 28 December 1931
  - Ground rent £5pa
  - EPC Grade C
- Council Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.