



**GASCOIGNE
HALMAN**

Woodbourne Road, Sale
£710,000

THE AREA'S LEADING ESTATE AGENCY



This magnificent semi detached property is positioned in a highly desirable location close to Brooklands Primary School & Brooklands Metrolink, offers a stunning interior which has been upgraded to a wonderful & tasteful standard throughout. With family accommodation over 2000 sq/ft, this four bedroom and four high specification bathroom residence is certain to appeal to a variety of buyers. No Chain.

Property details

- Sublime Family Accommodation Over 2000 sq/ft
- Superb High Specification Kitchen Family Room
- Spacious Plot in a Highly Desirable Location
- Four Spacious Double Bedrooms and Four Luxury Bathrooms
- Close to Brooklands Metrolink & Brooklands Primary School
- Spacious Driveway & Detached Garage



About this property

This exceptional semi detached residence offers superb high specification family accommodation throughout.

Situated on a generous plot, this lovely property benefits from a discreet location behind mature hedgerows.

Internally, the property features a spacious entrance hallway that leads to a stunning living area with a feature fireplace, French doors that open to the outside, and double doors that lead into a modern dining room.

A substantial and beautifully designed open plan kitchen family room serves as the heart of the home, complete with a stylish fitted kitchen, patio doors, and a convenient utility room.

Additionally, a double bedroom is located off the hallway, complemented by a three-piece shower room, providing excellent ground floor accommodation.

On the first floor, there are three exceptional double bedrooms, two of which boast remarkable en-suites.

Externally, the property features gardens at the front and side, along with a double driveway that leads to a detached garage.













DIRECTIONS

M33 3SY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

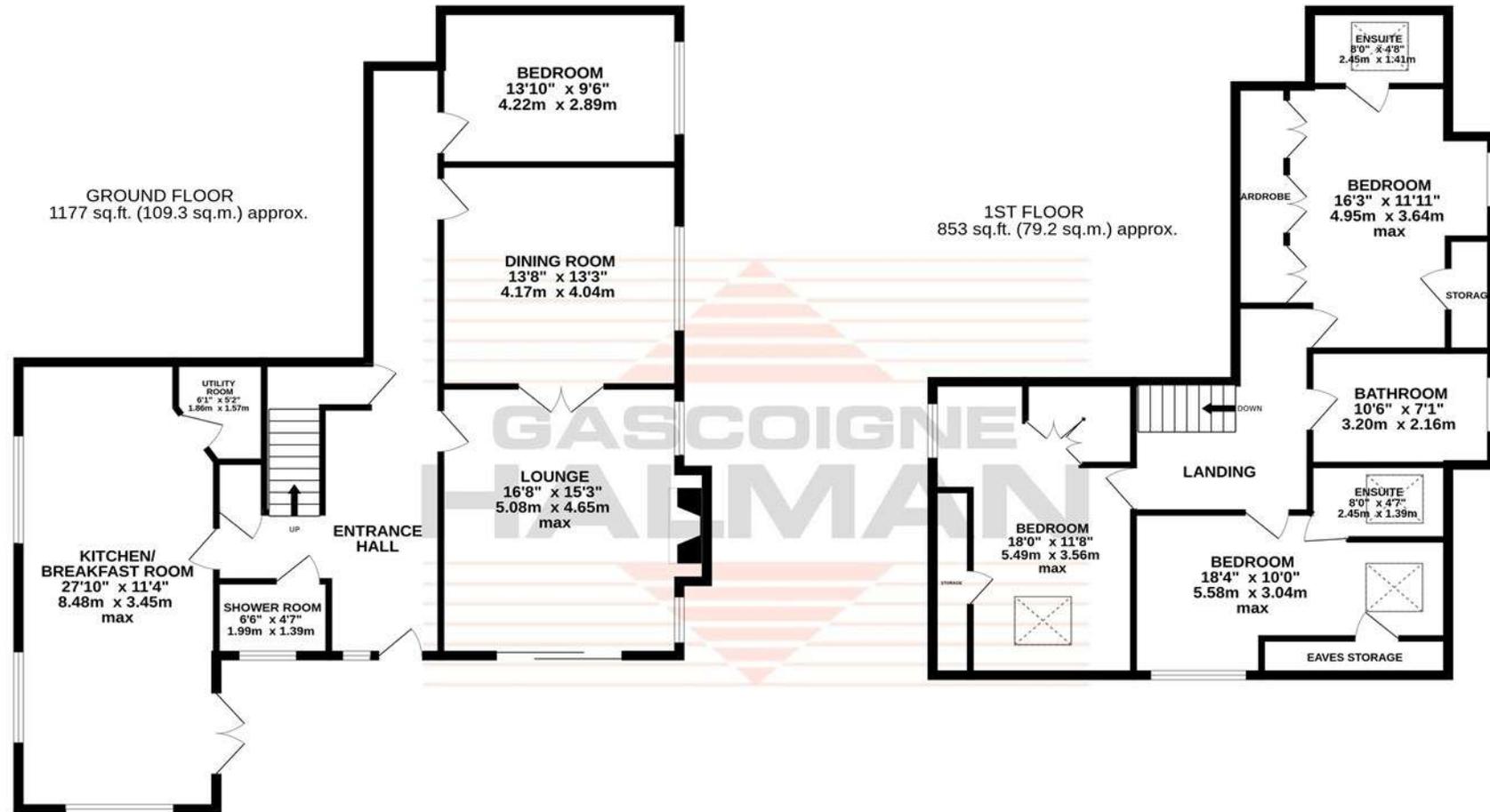
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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 ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB