



**GASCOIGNE  
HALMAN**

Woodlands Drive, Sale  
**£650,000**

THE AREA'S LEADING ESTATE AGENCY



\*NO CHAIN\* This modern and spacious detached family home on Woodlands Drive features three generously sized double bedrooms, including a master suite with an ensuite bathroom and a dressing area. The property boasts an open-plan living area that enhances the sense of space, complimented by a large rear garden, perfect for family activities and outdoor enjoyment. Situated in a highly sought after location, this property is ideal for a range of buyers.

## Property details

- Detached Family Residence
- Three Double Bedrooms
- Master Bedroom with Dressing Area and Ensuite
- Open Plan Living and Dining Area
- Driveway Parking behind Secure Gates
- Modernised Throughout
- Good Sized Rear Garden



## About this property

Nestled on the highly sought-after Woodlands Drive in Sale, this beautifully presented detached residence boasts an expansive and contemporary living space that caters to the needs of modern families.

The home features three spacious double bedrooms, with the master suite standing out due to its dedicated dressing area and an elegantly designed ensuite bathroom. In addition to the master suite, the property includes two well-appointed bathrooms that enhance convenience and comfort for residents and guests alike.

The layout is thoughtfully designed, incorporating two versatile reception rooms, one of which is an open-plan living and dining area that seamlessly blends functionality with style, making it perfect for both everyday family life and entertaining guests.

The outdoor space is equally impressive, with a generously sized rear garden that provides ample room for relaxation, gardening, and outdoor activities, making it an ideal retreat for those who appreciate nature and fresh air.

The driveway provides off road parking behind secure gates, along with a garage offering further storage. This home not only offers a comfortable living environment but also represents an excellent opportunity to secure a contemporary family residence in a desirable location.

















## DIRECTIONS

M33 3PQ

## 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

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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

Cable

## 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

None

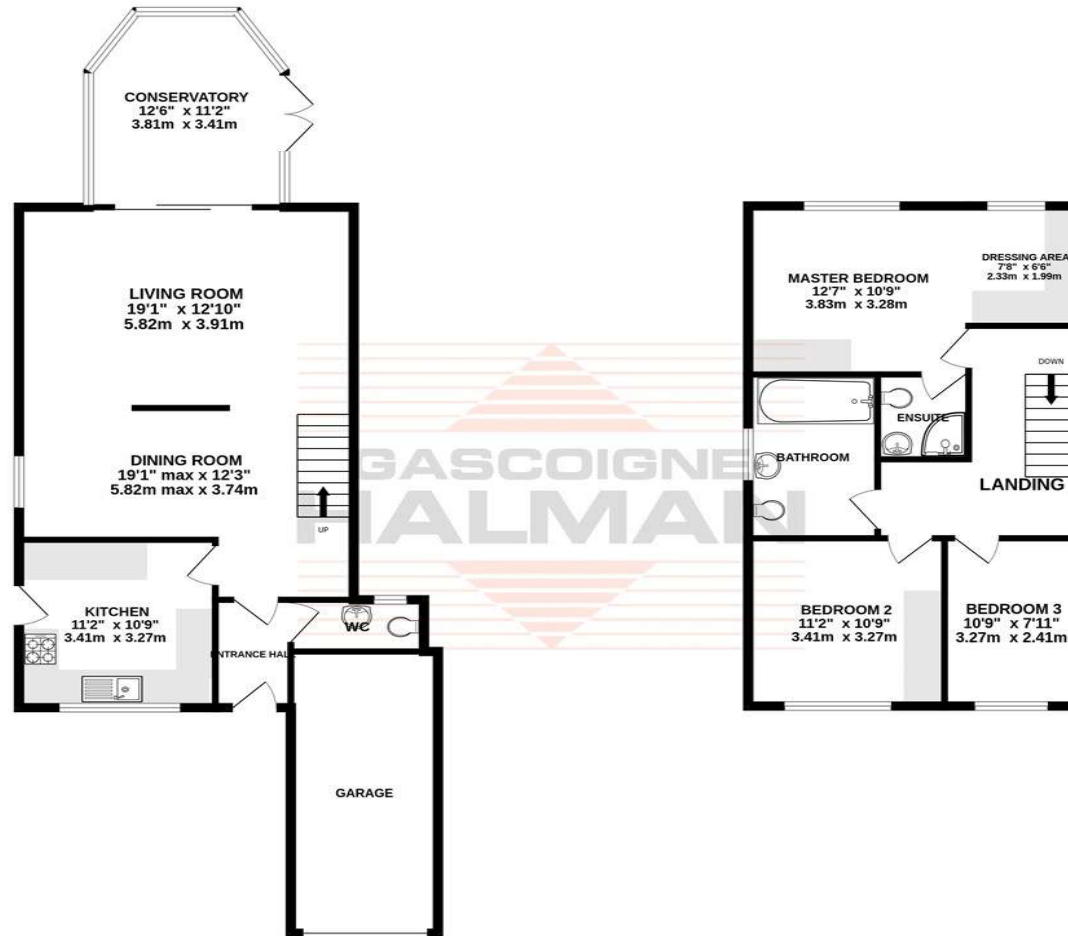
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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