ASHWORTH HOLME
Sales · Lettings · Property Management



21 WOOD ROAD, M33 3RS
£499,500

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DESCRIPTION

A BEAUTIFULLY PROPORTIONED AND HIGHLY ATTRACTIVE THREE BEDROOM SEMI-DETACHED FAMILY HOME, ENJOYING A PRIME POSITION WITHIN ONE OF SALE'S MOST SOUGHT-AFTER RESIDENTIAL LOCATIONS.

Occupying a superb position on the ever-popular Wood Road, this handsome semi-detached home extends to approximately 1325-SQFT including the detached garage. Offering generous proportions throughout, a beautifully maintained mature rear garden and excellent scope to extend (subject to the relevant consents), this is a fantastic opportunity to create a forever family home in one of Sale's most desirable locations.

The location is exceptional. Brooklands Primary School is moments from the front door, whilst Brooklands Metrolink Station is within easy walking distance, providing direct access into Manchester City Centre and beyond. The property also falls within the catchment area for Sale Grammar School and Ashton-on-Mersey School, making it an outstanding choice for families.

The accommodation has been thoughtfully arranged to suit modern family life, centred around a superb through lounge/dining room with a bay-fronted dining area and French doors opening onto the rear garden. The mature rear garden is a particular highlight, providing an excellent degree of privacy together with plenty of space for children to play, outdoor entertaining and future extension if desired. A paved driveway provides off-road parking for at least two vehicles and leads to a detached single garage. A rare opportunity to acquire a charming family home combining an outstanding location!

KEY FEATURES

- Beautiful Family Home circa 1325-SQFT
- Spacious Through Lounge/Diner
- Detached Single Garage
- Excellent Scope to Extend (STPP)
- Minutes from Brooklands Primary
- Three Well-Proportioned Bedrooms
- Beautifully Maintained & Private Rear Garden
- Driveway Parking for Multiple Vehicles
- Easy Walk to Brooklands Metrolink
- No onward chain











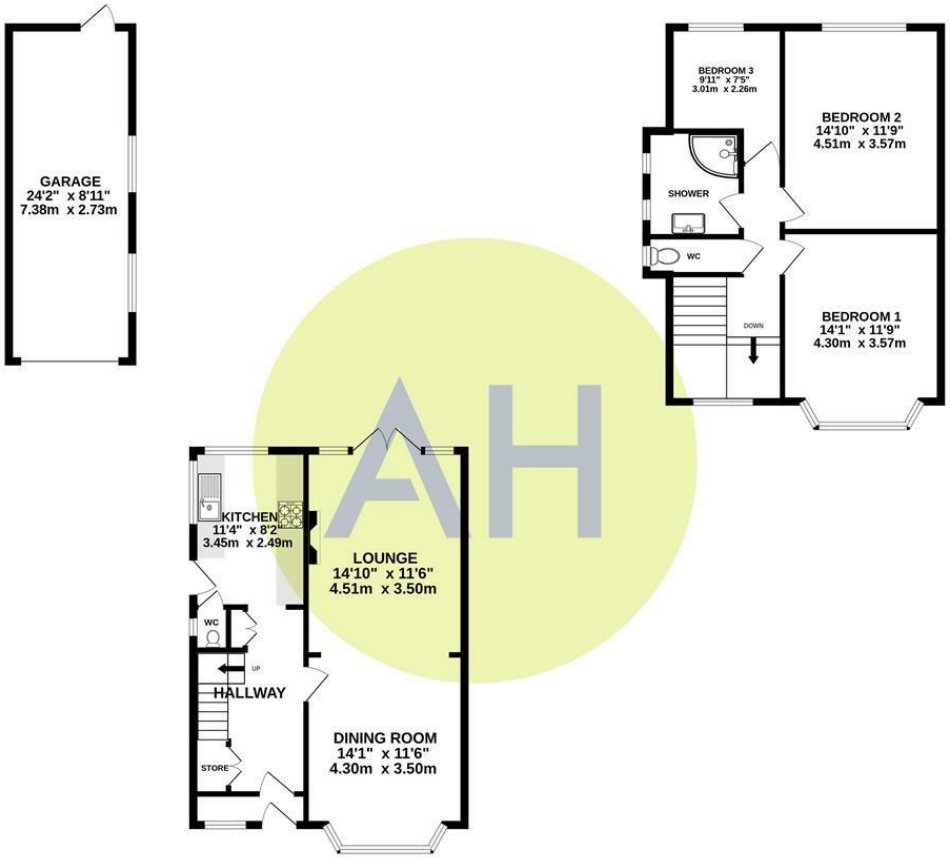




FLOOR PLANS

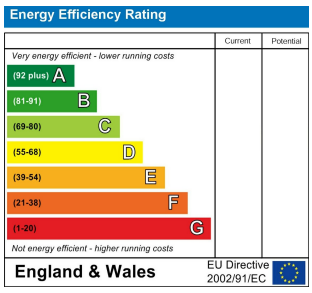
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

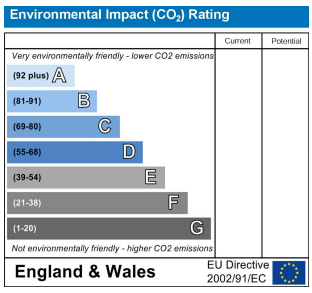
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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