



ASHWORTH HOLME
Sales · Lettings · Property Management



1 WOODVILLE DRIVE, M33 6NF
£525,000



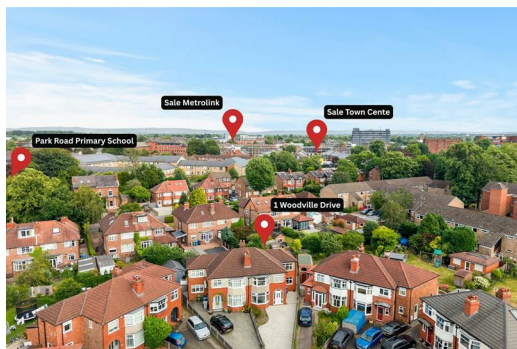
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DESCRIPTION

A SPACIOUS FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT AT THE HEAD OF A QUIET CUL-DE-SAC, IDEALLY POSITIONED WITHIN EASY WALKING DISTANCE OF SALE TOWN CENTRE, EXCELLENT LOCAL SCHOOLS AND METROLINK SERVICES.

The well-planned internal accommodation extends to approximately 1336-SQFT and offers versatile living space ideally suited to modern family life. The accommodation briefly comprises; welcoming entrance hall, living room, spacious lounge, fitted kitchen, conservatory overlooking the rear garden and an additional reception room providing flexibility as a formal dining room, playroom or home office.

To the first floor are four well-proportioned bedrooms, including two generous double bedrooms, all served by a modern family bathroom. Externally, the property occupies a generous plot with a substantial rear garden offering an excellent space for outdoor entertaining, children's play and family enjoyment. The size of the plot also provides exciting scope for further extension or remodelling, subject to the relevant planning permissions.

Woodville Drive is a highly regarded residential location within easy walking distance of Sale Town Centre, where a wide range of shops, cafés, restaurants and everyday amenities can be found. Sale Metrolink Station provides direct access into Manchester City Centre and MediaCity, whilst the M60 motorway network is only a short drive away. The property also falls within the catchment area for several highly regarded local schools, making it an excellent choice for families.

A fantastic opportunity to purchase a spacious family home in one of Sale's most sought-after residential locations.

KEY FEATURES

- Four bed extended semi-detached family home
- Quiet cul-de-sac location
- Approximately 1336-SQFT of accommodation
- Three versatile reception rooms
- Generous rear garden with extension potential
- Easy Walking distance to Sale & Metrolink
- Catchment area for highly excellent schools
- Freehold

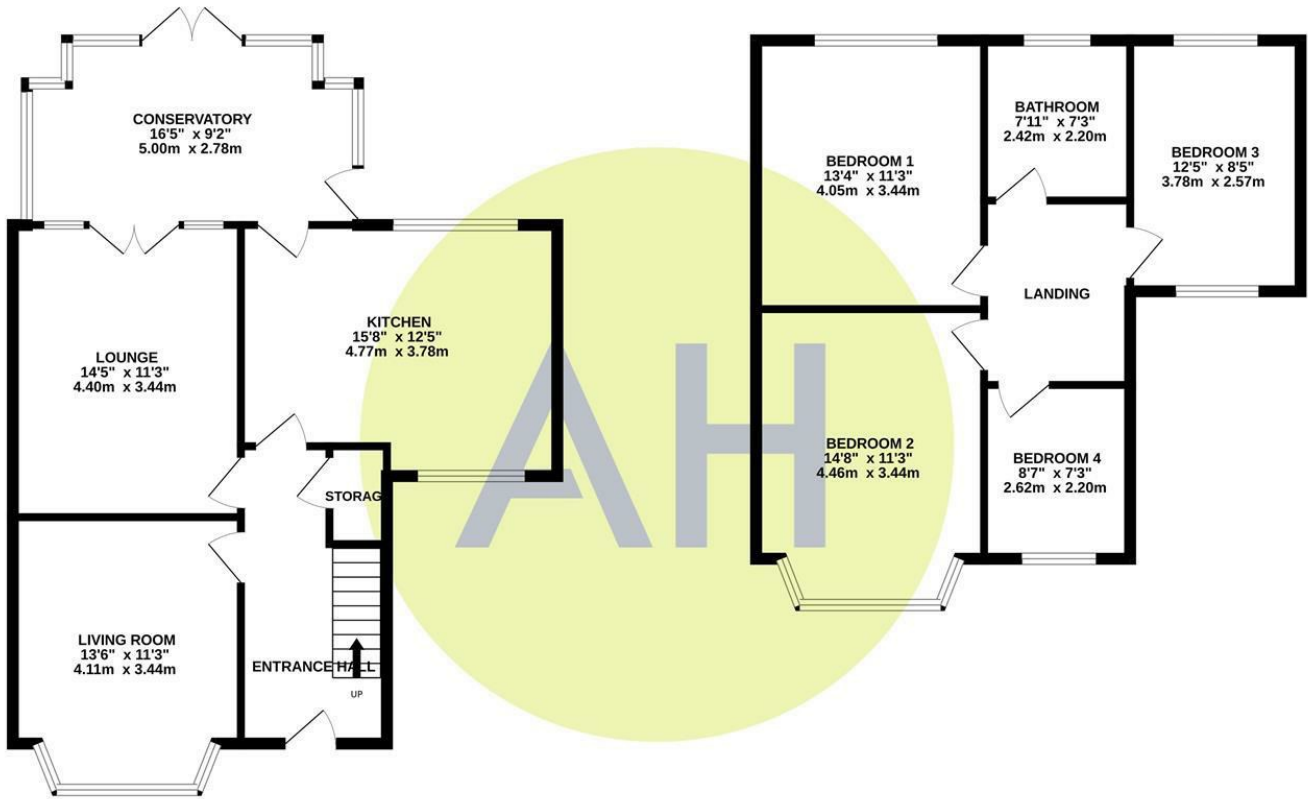






GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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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	
73	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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