

Woodhouse Lane, Sale, Trafford, M33

Offers Over: £695,000

Leasehold

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Situated on the highly desirable Woodhouse Lane, this beautifully presented four bedroom detached family home offers spacious and versatile accommodation, finished to an excellent standard throughout. Ideally positioned close to the picturesque Woodheys Park, popular local schools, excellent transport links and motorway networks, the property is perfectly suited to growing families looking for a home that combines modern living with a convenient and sought-after location.

The property is approached via a generous driveway providing off-road parking for several vehicles, creating an attractive and welcoming first impression. Upon entering, you are greeted by a spacious and inviting entrance hallway, immediately setting the tone for the beautifully appointed accommodation that lies beyond. Engineered wood flooring flows throughout the ground floor, adding warmth and character whilst creating a seamless finish between the living spaces.

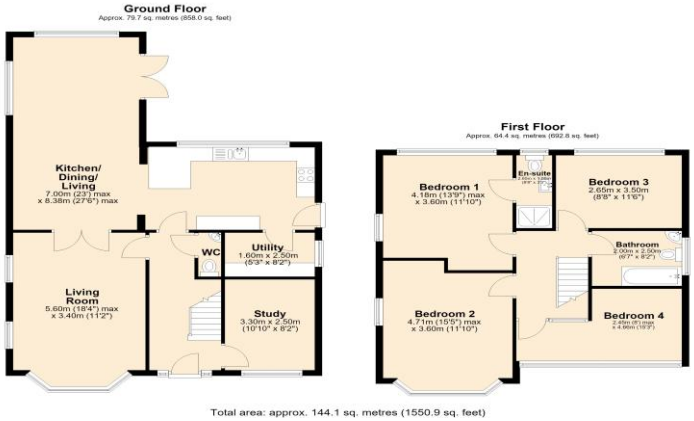
To the left of the entrance hallway is an elegant and generously proportioned living room, featuring an attractive fire surround which provides a charming focal point, whilst a large bay window to the front elevation allows natural light to flood the room. To the right of the hallway is a versatile additional reception room, currently ideal for use as a home office, but equally suited to a children's playroom, snug or separate family room, depending on individual requirements.

The true heart of this wonderful family home is the stunning open-plan kitchen, dining and living area to the rear, thoughtfully designed to provide the perfect environment for modern family life and entertaining. The beautifully fitted kitchen boasts an extensive range of stylish base and eye-level units, complemented by elegant quartz work surfaces and a selection of integrated appliances, offering both practicality and contemporary appeal. The impressive open-plan layout provides ample space for a substantial dining table alongside a comfortable seating area, creating a fantastic sociable space for the whole family to enjoy. Skylights allow an abundance of natural light to pour into the room, whilst patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces and making this an ideal setting for entertaining during the warmer months.

Completing the ground floor accommodation is a practical utility room, providing additional storage and space for laundry appliances, helping to keep the main kitchen clutter-free. A conveniently positioned downstairs WC adds further practicality to this thoughtfully designed family home.

To the first floor, a spacious landing provides access to four generously proportioned double bedrooms, offering excellent flexibility for families of all sizes. The impressive principal bedroom benefits from its own private en-suite bathroom, creating a comfortable and relaxing retreat.

The remaining three double bedrooms are all well-sized and can comfortably accommodate bedroom furniture, with the flexibility to create additional working or dressing spaces if required. A separate family bathroom, fitted with a three-piece suite including an overhead shower, serves the remaining bedrooms. The landing also provides access to a useful boarded loft space, complete with a drop-down ladder and lighting, offering excellent additional storage.



Externally, the property enjoys an attractive and thoughtfully landscaped rear garden, designed with low maintenance and outdoor enjoyment in mind. A pleasant lawned area provides space for children to play, whilst a generous paved patio offers the perfect setting for outdoor dining, summer barbecues and relaxing with family and friends. Mature shrubs and established trees add greenery and character to the garden, creating a lovely outdoor environment to complement the impressive internal accommodation.



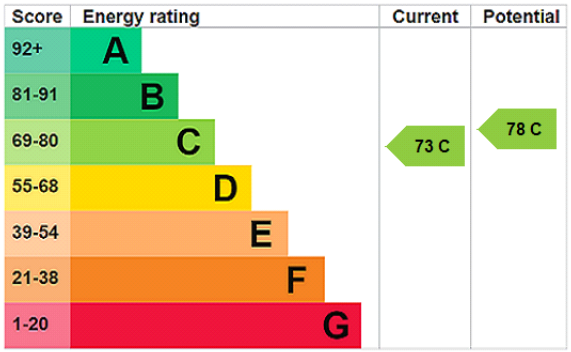












The Property

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- EPC Grade C
- Council Tax Band E
- Leasehold
- 999 years from 1 January 1959
- Ground rent £20pa Morgoed Estates Ltd

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