



4 WOODLANDS DRIVE | SALE

OFFERS OVER £375,000

NO ONWARD CHAIN A superbly proportioned semi detached family home in a sought after location with superb gardens backing onto woodland and with much further potential. The accommodation briefly comprises recessed porch, entrance hall, front dining room plus sitting room to the rear with doors onto the rear gardens, fitted breakfast kitchen, cloakroom/WC, three well proportioned bedrooms and bathroom/WC. Ample off road parking within the driveway plus garage with doors to the front and rear. To the rear the gardens are a particular feature and incorporate paved patio seating areas with delightful lawns beyond with well stocked flowerbeds and overlooking woodland beyond and so enjoying a high degree of privacy and with a south westerly aspect with sun for the majority of the day. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: M33 3PQ

DESCRIPTION

This semi detached family home is superbly proportioned throughout and occupies an excellent position with south westerly facing gardens to the rear and with woodland beyond.

Built to a traditional design the accommodation comprises recessed porch which leads onto the welcoming entrance hall which provides access to all rooms. Towards the front of the property there is a separate dining room whilst to the rear the sitting room has a bay window incorporating French doors onto the delightful gardens. The ground floor accommodation is completed by the fitted breakfast kitchen with access to the side and also a cloakroom/WC.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the drive provides off road parking and access to the garage. The garage has an up and over door to the front plus door to the rear.

To the rear the gardens are a particular feature incorporating a patio seating area with superb lawns beyond with mature hedge and fence borders and well stocked flowerbeds. The rear gardens benefit from a woodland beyond and also a south westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being approximately 1 mile from Sale town centre and also approximately 1 mile from Timperley village centre. The Metrolink station at Brooklands is within easy reach.

An appointment to view is essential to appreciate the proportions and further potential on offer by way of extension subject to the relevant permissions being obtained.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Tiled floor.

ENTRANCE HALL

With hardwood front door. Opaque double glazed side screen. Radiator. Stairs to first floor. Telephone point. Storage cupboard.

DINING ROOM

14'0" x 10'9" (4.27m x 3.28m)

With leaded bay window to the front with leaded and stained glass toplights. Radiator. Television aerial point. Ceiling cornice.

SITTING ROOM

15'7" x 10'9" (4.75m x 3.28m)

With bay window to the rear incorporating French doors providing access onto the beautiful gardens to the rear. Picture rail. Ceiling cornice. Raised living flame gas fire. Television aerial point. Radiator.

BREAKFAST KITCHEN

20'0" x 8'5" (6.10m x 2.57m)

A superbly proportioned kitchen with a comprehensive range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge. Plumbing for washing machine. Ample space for table and chairs. Two windows to the side and one overlooking the gardens at the rear. Door provides access to the side. Radiator. Tiled splashback. Television aerial point.

CLOAKROOM

With WC and wash hand basin. Opaque leaded window to the side.



LANDING

Opaque leaded window to the side. Loft access hatch.

BEDROOM 1

13'10" x 10'9" (4.22m x 3.28m)

Leaded bay window to the front with leaded and stained glass toplights. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 2

13" x 10'9" (3.96m x 3.28m)

Leaded window overlooking the rear gardens with woodland beyond. Fitted wardrobes. Radiator. Picture rail.

BEDROOM 3

8'1" x 6'7" (2.46m x 2.01m)

Leaded window to the front with leaded and stained glass toplights. Radiator. Picture rail.

BATHROOM

8'5" x 6'7" (2.57m x 2.01m)

Fitted with a white suite with chrome fittings comprising panelled bath, separate tiled shower cubicle, WC and pedestal wash hand basin. Two opaque leaded windows to the side. Half tiled walls. Tiled floor. Recessed low voltage lighting. Chrome heated towel rail.

OUTSIDE

GARAGE

19'2" x 8'1" (5.84m x 2.46m)

Up and over door to the front plus further door to the rear. Light and power.

To the front of the property the driveway provides off road parking and has mature hedge borders and provides access to the garage.

To the rear there are well established gardens laid mainly to lawn incorporating a patio seating area all with mature hedge and fence borders and with woodlands beyond. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

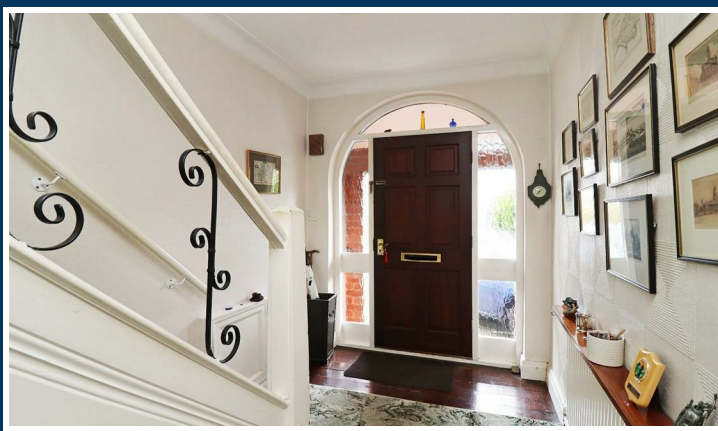
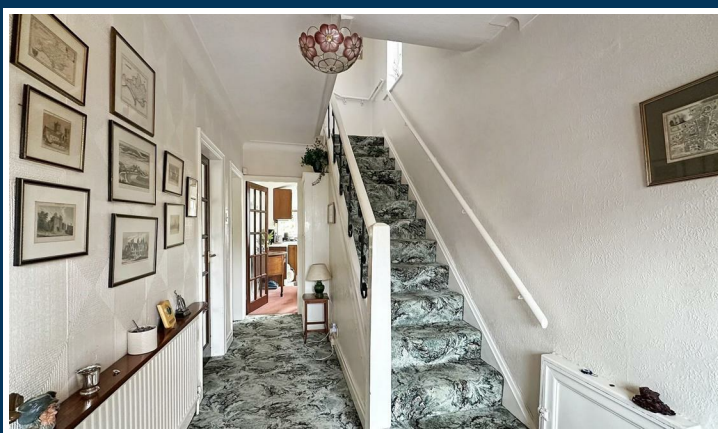
Manchester Band "C"

TENURE

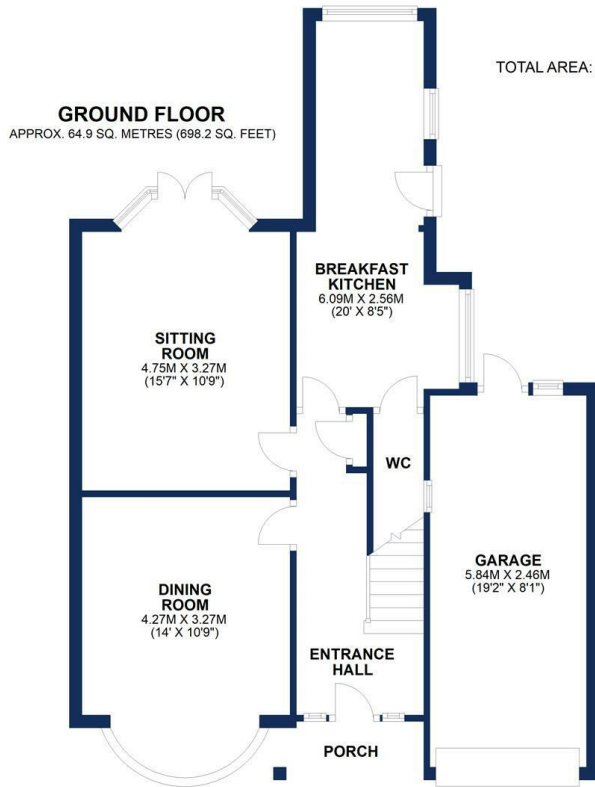
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 106.2 SQ. METRES (1142.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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