



1a Woodlands Drive

Sale

£550,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



1a Woodlands Drive

Sale

A lovingly maintained and spacious four-bedroom detached house, set on a well sized wide plot in a sought-after secluded Brooklands position, within easy reach of Sale, Timperley, popular primary and secondary schools, and key transport links. NO CHAIN.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- Two Reception Rooms Plus Dining Kitchen
- Private Rear Garden and Garage
- Modern Shower Room and W/C
- Within Convenient Reach of Renowned Local Schools and Transport Links



1a Woodlands Drive

Sale

An attractive and spacious four-bedroom detached house being one of few examples of its build style, and occupying a wide generous plot in a tucked away backwater location in an ever popular Brooklands setting.

The property offers generously proportioned, lovingly maintained accommodation, ideally suited to modern family living. With a useful entrance porch leading to a welcoming entrance hall, the twin reception room layout features a charming, front-facing living room with feature fireplace and alcove storage, twin doors open to a separate rear sitting/ dining room, providing flexible space for relaxation and entertaining. The heart of the home is the extended, refitted modern kitchen with an integrated dining area, perfect for family meals or social gatherings. There is also a separate refitted w/c.

Upstairs, there are four well-sized bedrooms, with two being large doubles and benefiting from integrated wardrobes, along with an attractive, recently re-fitted shower room complete with stylish tiling.

The garden is mainly laid to lawn, bordered by established shrubs and planting, creating a natural screen and a sense of privacy, with flagged patio area.



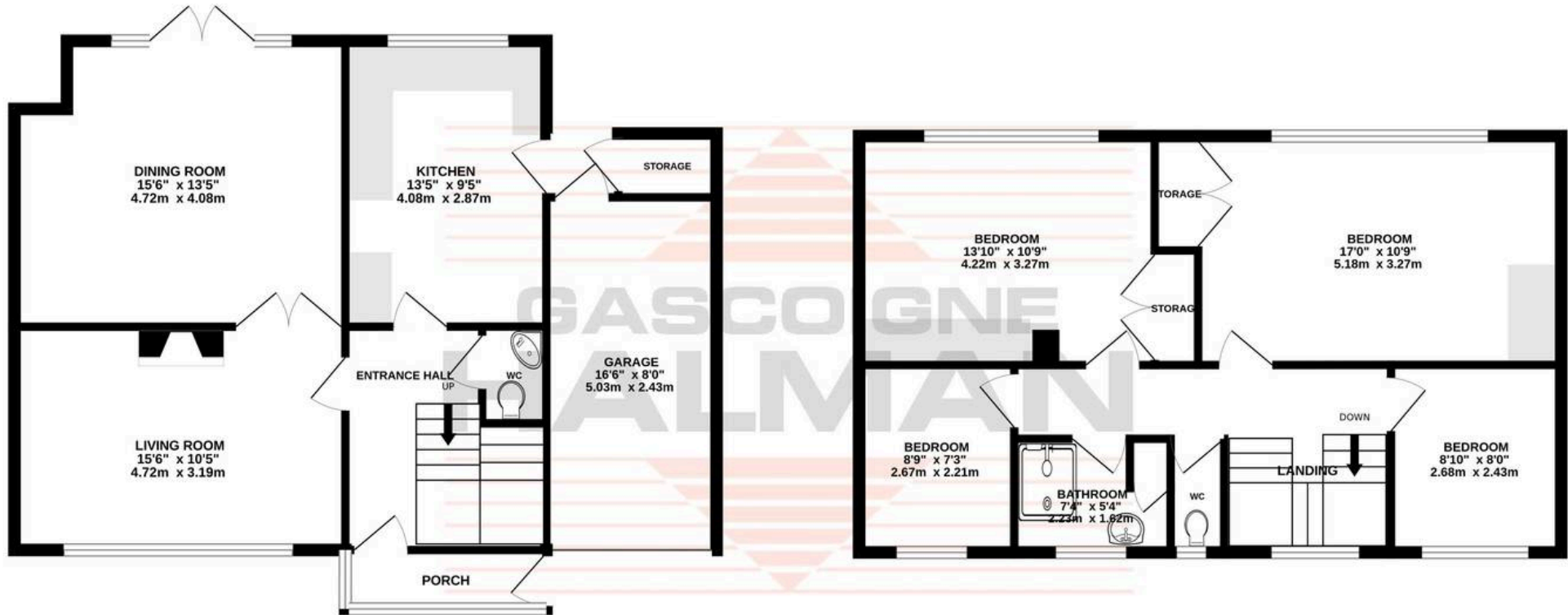






GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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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