



Woburn Drive, Hale, WA15

£750,000



Property Features

- Four Bedroom Detached House
- Off-Road Parking
- Large West Facing Rear Garden
- Open-Plan Lounge-Diner
- Modern Family Bathroom
- Double Glazed Throughout
- Attached Single Garage
- Planning Approval for Rear Extension
- Ground Floor WC
- Within Catchment for Trafford's Sought After Schools



Full Description

Four double bedroom detached house on generous plot, with single garage, off-road parking for two vehicles and a large west facing rear garden. This property has been modernised throughout, but holds potential to add further value as the current owner has secured two separate planning permissions for single and double storey rear extensions (planning ref: 107764/HHA/22 and 110507/HHA/23).



The property is conveniently located for access to transport links, such as the motorway, airport, Metrolink and train station. It is also within easy reach of Hale, Hale Barns and Altrincham town centres and within catchment for a number of sought after schools.



ENTRANCE HALLWAY

5' 11" x 12' 8" (1.81m x 3.87m)

The property is entered via a modern security door from the front drive. The entrance hall offers doors leading to the downstairs WC/ cloakroom, lounge, and kitchen-breakfast room; in addition to a balustrade staircase leading to the first-floor accommodation. This space is fitted with a ceiling mounted light fitting; carpeted flooring; a double panel radiator; and access to an under-stairs storage cupboard.



LOUNGE

17' 3" x 11' 10" (5.26m x 3.62m)

Located off the entrance hall with a uPVC double glazed window, fitted with plantation shutters to the front aspect. The lounge offers a central marble fire place; carpeted flooring; a pendant light fitting; television and telephone points; two double panel radiators and sliding double doors with frosted glass panels, leading to the dining room.



DINING ROOM

19' 2" x 11' 10" (5.86m x 3.62m)

The dining room can be accessed from the kitchen via a wooden panelled door and from the lounge via sliding doors with frosted glass inserts. The dining room offers double glazed sliding doors leading to the rear garden; carpeted flooring; two double panel radiators; a pendant light fitting; and a television point.



KITCHEN

10' 1" x 18' 6" (3.08m x 5.66m)

The kitchen is located to the rear of the property with wooden panelled doors leading from the entrance hall and dining room. The kitchen benefits from a large uPVC double glazed window to the rear aspect; a modern security door to the side aspect; tiled flooring and tiled splash back; a range of matching base and eye-level storage units; with space and plumbing for a washing machine, tumble dryer, dishwasher and oven. The kitchen is also fitted with a recessed stainless steel sink; recessed extractor fan; an integrated fridge-freezer and two sets of ceiling mounted multi-directional spotlights.



W/C / CLOAKROOM

3' 9" x 9' 8" (1.15m x 2.95m)

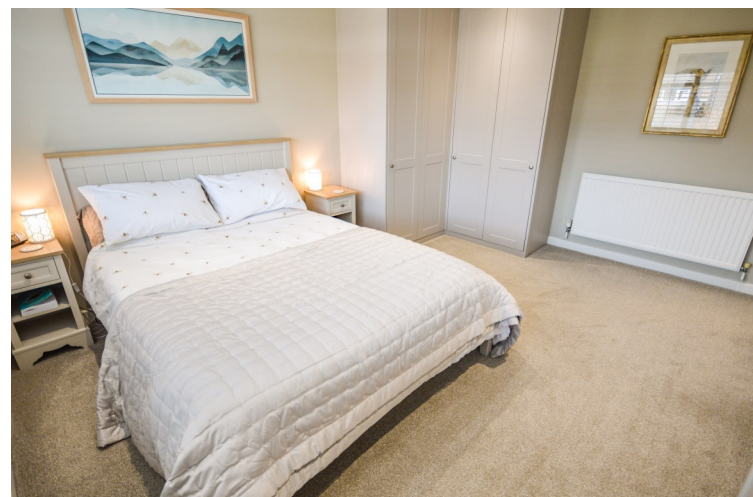
Accessed from the entrance hall via a wooden panelled door and with an opening to the cloakroom, the convenient downstairs WC offers a low-level WC; wall mounted hand wash basin; a single panel radiator; a ceiling mounted light fitting; an extractor fan; laminate tile effect flooring; a built in storage cupboard and a uPVC double glazed frosted glass window to the front aspect.



MASTER BEDROOM

14' 7" x 12' 0" (4.47m x 3.66m)

The master bedroom is located off the first-floor landing with a uPVC double glazed window to the front aspect, fitted with plantation shutters. This room is fitted with carpeted flooring; a single panel radiator; built-in wardrobes; access to a recessed wardrobe; recessed spot lighting; and a television point.



BEDROOM TWO

13' 4" x 11' 10" (4.08m x 3.62m)

The second double bedroom is located to the rear of the property with a uPVC double glazed window overlooking the rear garden. This bedroom is also fitted with carpeted flooring; recessed spotlighting; built-in wardrobes; a television point and a single panel radiator.



BEDROOM THREE

8' 3" x 11' 11" (2.53m x 3.65m)

The third double bedroom offers a uPVC double glazed window to the front aspect, fitted with plantation shutters. This bedroom is fitted with carpeted flooring; recessed spotlighting; a double panel radiator and a television point.



BEDROOM FOUR

9' 4" x 9' 11" (2.86m x 3.03m)

The fourth bedroom is currently utilised as a home office, this room offers a uPVC double glazed window to the rear aspect; carpeted flooring; a double panel radiator; recessed spotlighting; and a television point.



BATHROOM

7' 6" x 6' 7" (2.31m x 2.03m)

The modern family bathroom is located off the first-floor landing with a uPVC double glazed frosted glass window to the rear aspect. The bathroom is fitted with part-tiled walls; tiled flooring; an extractor fan; recessed spotlighting; a wall mounted heated towel rail; low-level WC; wall mounted hand wash basin with storage under; panelled bath with bi-folding glazed screen and thermostatic shower system over.



GARAGE

17' 2" x 9' 1" (5.25m x 2.78m)

The property offers a single attached garage which can be accessed via an up-and-over garage door from the front drive, or via a timber door to the side aspect. The garage is fitted with concrete flooring; a ceiling mounted strip light; and a window to the side aspect.



EXTERNAL

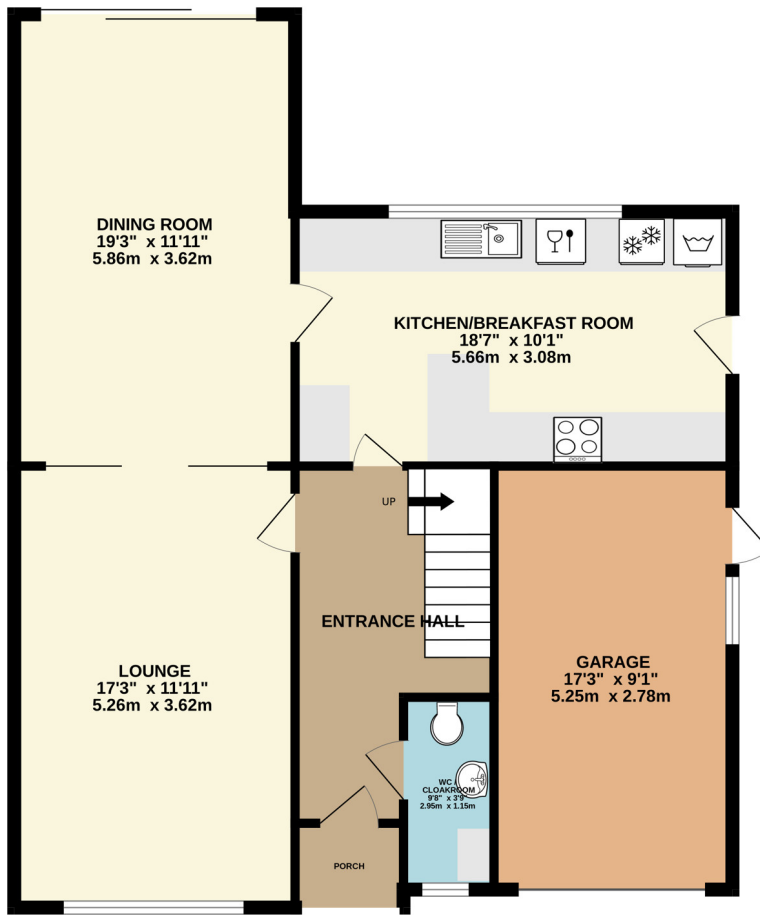
To the front of the property one will find a generous lawned front garden with a drive allowing for two cars to be parked off-road. The front garden is enclosed to the front aspect by a low-level brick wall with borders stocked with mature shrubs and small trees. From the front drive one can access the rear garden via a timber gate to the side of the property; the garage can be accessed and the main entrance door.



To the rear of the property, one will find a large west facing rear garden. The rear garden is largely laid to lawn with a paved patio area adjacent to the property and borders stocked with mature shrubs and small trees. The rear garden is enclosed on three sides by timber panelled fencing.

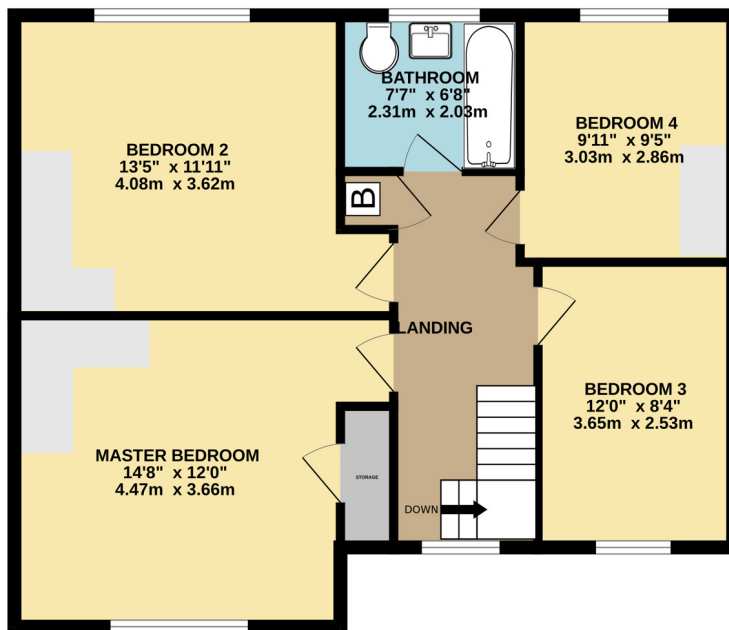


GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



90 WOBURN DRIVE, HALE

TOTAL FLOOR AREA: 1682 sq.ft. (156.3 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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COMMON QUESTIONS

- 1. When was this property constructed?** The property was built in 1961.
- 2. Have any structural alterations been carried out to this property?** Prior to the current owners purchase, the dining room was extended to the rear.
- 3. Is this property freehold or leasehold?** The property is sold freehold.
- 4. Have the current owners replaced any of the windows or doors?** Yes, the current owners have replaced the front and rear door with new security doors and replaced all the front windows with new uPVC double glazed windows. They have FENSA certificates for this work.
- 5. Which items do the current owners intend to include in the sale price?** The current owners plan to include the dishwasher and tumble dryer in the sale price. They are also happy to sell the oven, if the buyer requires this item.
- 6. Which aspect of this property have the current owners most enjoyed?** The current owners have advised they have enjoyed the large and very private rear garden; the convenient and quiet location; the friendly neighbourhood and proximity to Halecroft Park.
- 7. Why are the current owners selling this property?** The current owners are relocating to be closer to a new employment opportunity.
- 8. Have the current owners carried out any improvement work since they purchased?** Yes, the owners have carried out a large number of upgrades to the property over the past few years. Here is a summary of the work carried out:

In 2021 the owners installed a new security alarm system; replaced all the LED downlights in all the upstairs rooms; installed new composite doors to the front and rear; installed CCTV cameras outside the property; replaced the majority of the carpets and decorated the property throughout; installed fitted wardrobes in the master bedroom; installed plantation shutters on all the front windows; and installed a PULSE electric car charging point on the front drive.

In 2022 the current owners replaced the family bathroom; capped off the chimney; and secured planning approval after consultation with an architect.

Finally in 2023 the owners installed a new combi boiler with capacity for additional bathrooms and permitted extensions (40kw Worcester Bosch Greenstar 8000); they also installed flush casement uPVC windows to the front aspect; had the front elevation rendered; and installed a new Garador painted steel garage door.

