



**Woburn Drive, Hale, WA15**  
**Asking Price of £725,000**



# Property Features

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- Three Double Bedroom Detached House
- Double Glazed Throughout
- Off-Road Parking and Garage
- Private Rear Garden
- Chain Free Sale
- In Catchment Area of Outstanding Schools
- Downstairs WC
- Scope to Extend
- Short Walk to Amenities offered in Hale Barns



# Full Description

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A well-proportioned three double bedroom detached house, with generous drive, allowing parking for four vehicles off-road and a private rear garden. The property has been fully refurbished in recent years with a new boiler, re-plastered walls; and a newly fitted kitchen and bathroom.



This is an ideal family home, in catchment for Trafford's sought-after schools and close to transport links.



## ENTRANCE HALL

**6' 9" x 4' 8" (2.08m x 1.44m)**

The property is entered via a porch with a tiled pitched roof and uPVC double-glazed windows on three sides and a uPVC double-glazed door to the front aspect. From the porch, one can access the entrance hall via a composite security door. The entrance hall is fitted with carpeted flooring; a pendant light fitting; a single-panel radiator; and a wall-mounted thermostat. The entrance hall allows access to the lounge-diner and downstairs WC via a wooden panelled door, and to the first-floor accommodation via a carpeted staircase.



## DOWSTAIRS WC

**6' 7" x 3' 1" (2.01m x 0.94m)**

The convenient downstairs WC is accessed from the entrance hall with a uPVC double-glazed frosted glass window to the front aspect. This room comprises a low-level WC; a wall-mounted hand wash basin with storage under; a ceiling-mounted light fitting; and the alarm control panel for the property.



## LOUNGE/DINER

**27' 8" x 17' 7" (8.44m x 5.37m)**

The lounge-diner is a large open-plan space with uPVC double-glazed windows to the front aspect and uPVC double-glazed sliding doors allowing access to the rear garden. This room offers three pendant light fittings; carpeted flooring; electric fire; television and telephone point; and wooden panelled doors leading the entrance hall and kitchen.



## KITCHEN

**12' 7" x 9' 6" (3.85m x 2.90m)**

The kitchen is located off the lounge-diner and offers a uPVC double-glazed window to the rear aspect and a uPVC double-glazed frosted glass door to the side exterior. The kitchen is fitted with a range of matching base and eye-level storage units; a recessed one-and-a-half bowl stainless steel sink, with chrome mixer tap over; space and plumbing for a washing machine, fridge-freezer and oven with stainless steel extractor hood over. The kitchen also offers a ceiling-mounted light fitting; tiled flooring and tiled splash back.



## MASTER BEDROOM

**14' 6" x 9' 0" (4.42m x 2.76m)**

The master bedroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect. This room offers carpeted flooring; a single-panel radiator; a pendant light fitting and wall-to-wall fitted wardrobes with mirrored sliding doors.



## BEDROOM TWO

**11' 1" x 10' 0" (3.38m x 3.05m)**

The second double bedroom is also located off the first-floor landing with a uPVC double-glazed window to the front aspect. This room offers carpeted flooring; a single-panel radiator; a pendant light fitting and fitted wardrobes with mirrored sliding doors; a fitted desk/dressing table and is fitted with a wall mounted hand wash basin with storage under.



## BEDROOM THREE

12' 0" x 9' 0" (3.68m x 2.76m)

The third bedroom is also a double bedroom located off the first-floor landing with a uPVC double-glazed window to the rear aspect. This room offers carpeted flooring; a single-panel radiator; a pendant light fitting and wall-to-wall fitted wardrobes with mirrored sliding doors.



## BATHROOM

9' 10" x 8' 3" (3.01m x 2.53m)

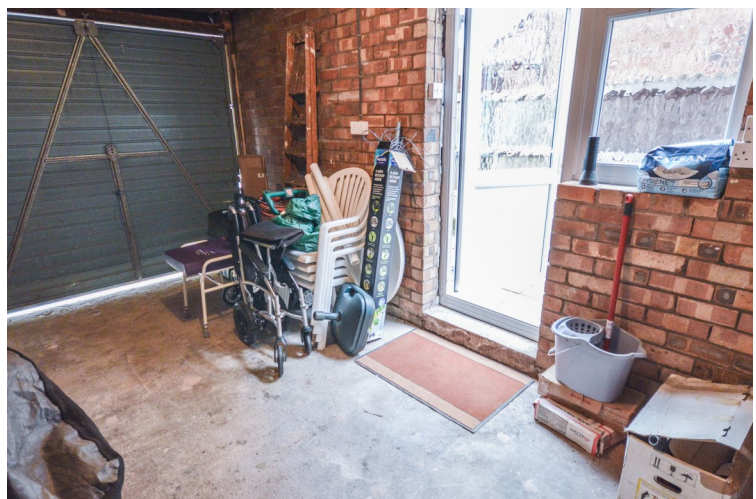
The bathroom is also located off the first-floor landing and comprises a low-level WC; a pedestal hand wash basin; a panelled bathtub and a shower cubicle with a chrome thermostatic shower system and glazed sliding door. The bathroom is also fitted with recessed spot lighting; a shaving socket; a wall-mounted chrome heated towel rail and two uPVC double-glazed frosted glass windows to the side aspect, and one to the front aspect, with fitted blinds.



## GARAGE

15' 6" x 9' 4" (4.73m x 2.87m)

The garage is integrated with an up-and-over door to the front aspect and a uPVC double-glazed frosted glass door and window to the side aspect. The garage is fitted with a ceiling-mounted light fitting; concrete flooring; wall mounted shelving and houses the modern combi boiler and electrical consumer unit.



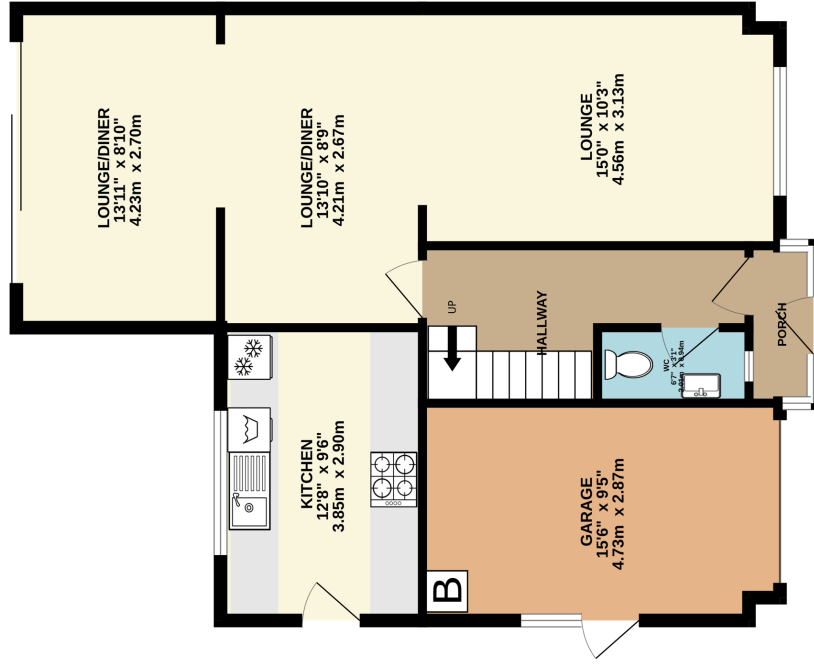
## EXTERNAL

To the front of the property one will find a large paved driveway, with ample space to park four vehicles off-road. Adjacent to the drive is a lawned front garden with borders stocked with mature shrubs and small trees. The front garden allows access to the house via the porch; to the garage via the up-and-over garage door and to the rear garden via a timber gate to the side of the house.

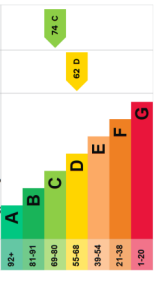
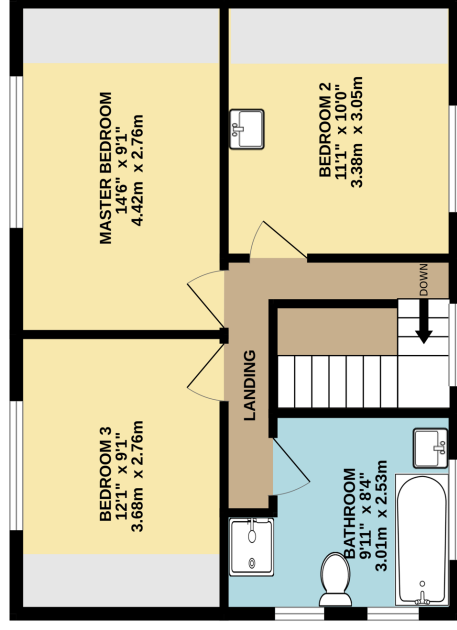
The rear garden is accessed via sliding uPVC double-glazed doors from the lounge-diner and can be accessed via a uPVC double-glazed frosted glass door from the kitchen or from the front garden via a timber gate. The garden is largely laid to lawn with mature shrubs and small trees to the borders and is enclosed on three sides by timber panelled fencing.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an approximation. The floorplan is for illustrative purposes only and should not 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. Is this property sold freehold or leasehold?** The vendor has advised that this property is sold freehold.
- 2. When was this property constructed?** The owner has advised that the property was built in the 1960s.
- 3. Has the property had any new windows or doors fitted recently?** Yes, all the windows and doors are new and will have FENSA warranties.
- 4. Does the current owner need to purchase onward?** No, the property is sold chain free and can be completed as quickly as the buyer is able to progress the purchase.
- 5. How old is the boiler and when was it last serviced?** The boiler was newly fitted in June 2020 and has been serviced annually, this was last done in August 2023.
- 6. Is there access to the loft for storage?** Yes the loft is partly boarded for storage.
- 7. Have the current owners carried out any major work on the house in recent years?** Yes, the house was refurbished in 2020. This work included all new windows and doors; a new boiler; a re-wire; new radiators; all new flooring; all walls re-plastered; a new kitchen was fitted as was a new bathroom.