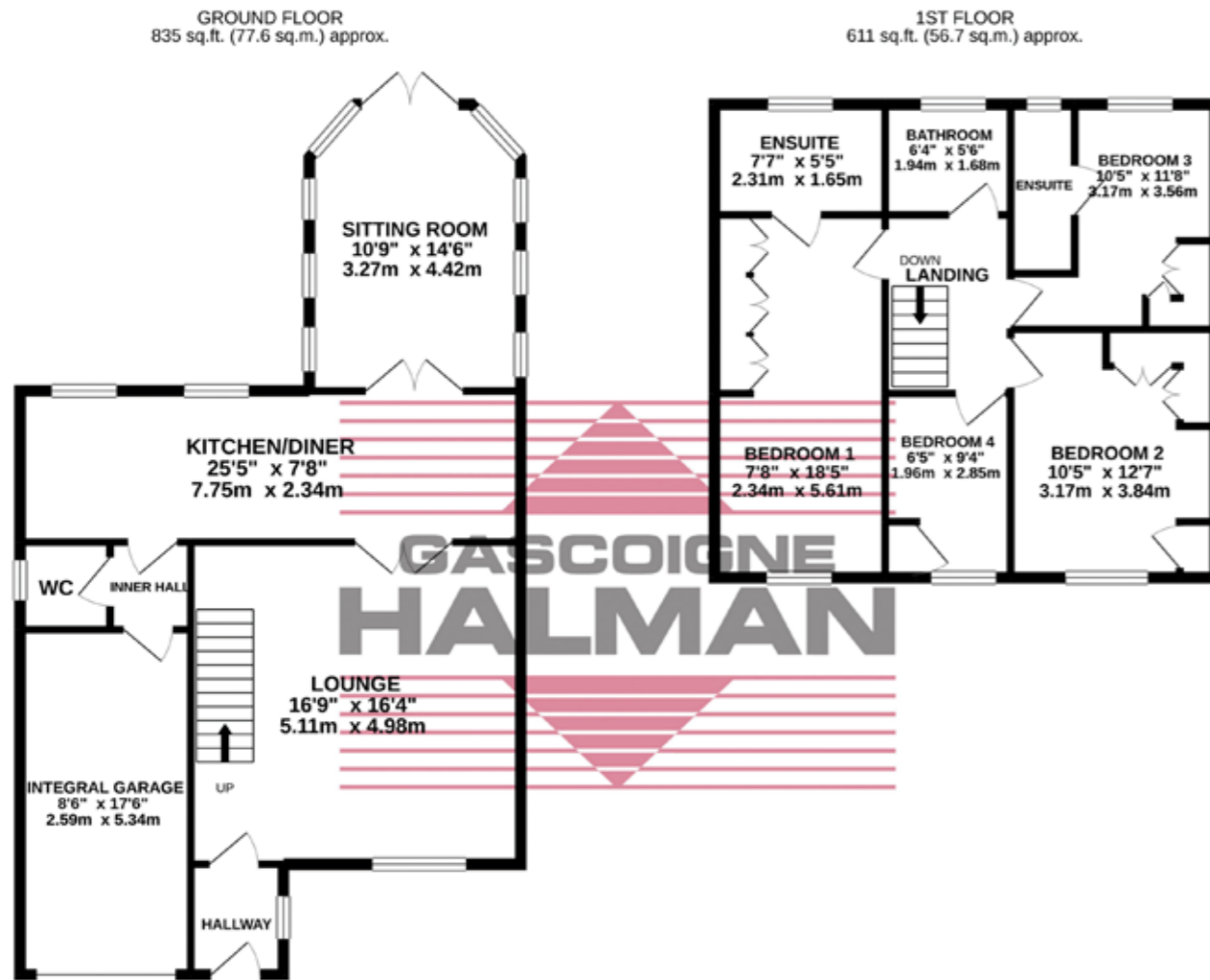
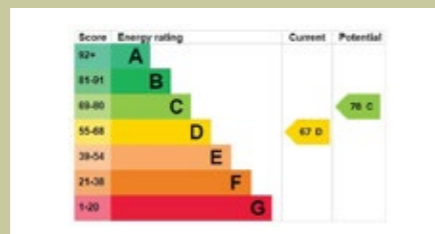


**11 WINDMILL ROAD**  
 Sale  
**OFFERS OVER**  
**£565,000**



TOTAL FLOOR AREA: 1446 sq.ft. (134.3 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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THE AREAS LEADING ESTATE AGENCY

This outstanding modern detached family home sits in a highly desirable cul-de-sac location close to amenities & excellent transport links. Internally the property reveals stylish & elegant accommodation approaching 1500 sq/ft whilst displaying four superb bedrooms and three contemporary bathrooms.

Sale  
 96, School Road, SALE M33 7XB  
 0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- Outstanding Modern Detached Family Home
- Four Beautiful Bedrooms & Three Elegant Bathrooms & Downstairs WC
- Open Plan Contemporary Kitchen Dining Room

- Immaculate Sitting Room with Skylight Windows & Vaulted Ceiling
- Double Driveway & Integral Garage with Space for Day to Day Utilities
- Highly Desirable Cul-de-sac Location Ideal For Families

**OFFERS OVER  
£565,000**

**11 WINDMILL ROAD**

Sale



**DESCRIPTION**

This fabulous family home leaves no expense spared and reveals a sublime high specification finish throughout. An entrance hallway leads to a spacious lounge with Amtico flooring and double doors leading to a stylish kitchen dining room. A sitting room with skylight windows and vaulted ceiling enjoys views of the established manicured gardens. A downstairs WC and integral garage with space for all day to day appliances completes excellent ground floor accommodation. To the first floor a landing leads to four wonderful bedrooms, all of which include bespoke fitted wardrobes. Two elegant en-suite shower rooms are further complimented by a stunning family bathroom.

Externally there is a landscaped front garden mixed with a double driveway along with side access leading to a private established rear garden.

**LOCATION**

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

**DIRECTIONS**

For SatNav purposes: M33 2LE

**TENURE**

Leasehold - Subject to verification by Solicitor.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Trafford MBC - Council Tax Band D

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**