



**GASCOIGNE
HALMAN**

2 PARK HOUSE DRIVE, SALE

THE AREAS LEADING ESTATE AGENT



2 PARK HOUSE DRIVE, SALE

Offers Over £900,000

'Park House Drive' is a luxury development constructed in 2017 by the award winning Altin Homes, this particular property occupies an enviable position on a large corner plot, bordering the park on two sides to create a private and peaceful outdoor space. This contemporary five double bedroom & three bathroom residence is positioned on the doorstep of Sale town centre & Sale Metrolink. Offering convenient access to the award winning 'Green Flag Status' Worthington Park located just behind, this wonderful property is the ideal family home. No Chain

This luxury development on the doorstep of Sale town centre reveals a range of distinctive but yet stunning high specification family homes. Altin Homes are renowned for their design, creativity and craftsmanship which blended together produce some of the finest homes in South Manchester. This particular residence offers extensive accommodation with five generous bedrooms, two ensuite shower rooms and generous family bathroom. The property offers plenty of storage, including a laundry cupboard on the first floor with fittings for separate washer and dryer, and fitted wardrobes in two of the bedrooms that make the most of the space. With generous and thoughtfully designed living space to the ground floor including the open plan kitchen diner, with a gas hob and Siemens appliances, the ideal sociable space for entertaining. The bifold doors open onto a landscaped garden that is sunny for most of the day with plenty of spaces to sit and enjoy the peaceful location. Large windows allow natural light to flow through this magnificent property, a contemporary oak staircase and a home automation system is standard in this beautifully designed residence. To the front is a large sweeping driveway providing ample off road parking.

The home also enjoys the added benefit of approved planning permission for the erection of a single storey rear extension, to create a striking open plan living/ dining kitchen. The full details can be found on Trafford Council's Planning Portal, with reference code: 98036/HHA/19.





OVERVIEW

Superb Family Accommodation In
Excess Of 2000 sq/ft

Five Beautifully Presented Bedrooms

Two Bedrooms with Modern Ensuite
Shower Rooms

Landscaped Rear Garden With Patio
Area

Highly Desirable Location Close to Sale
Town Centre

Wonderful Family Accommodation
Spread Over Three Floors

No Chain

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LOCATION

For SatNav purposes: M33 2HF

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.

SERVICES

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

TENURE

Leasehold - 999 Years from 1st January 2017 - SC £360.00 PA - Subject to verification by Solicitor.

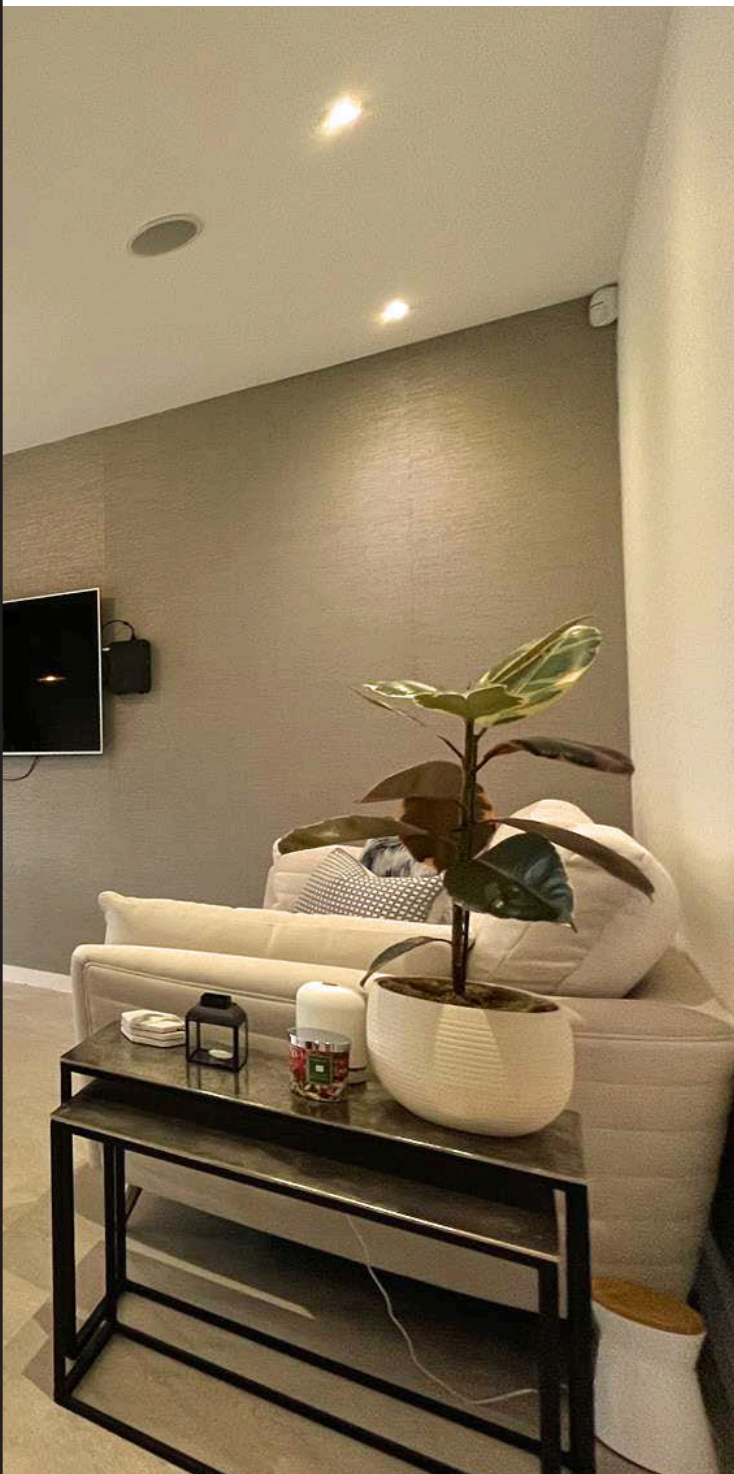
LOCAL AUTHORITY

Trafford MBC - Council Tax Band F

POSSESSION

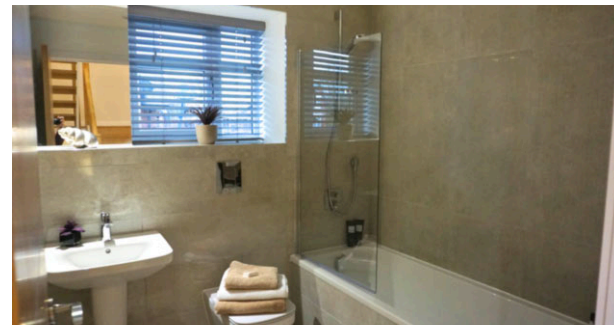
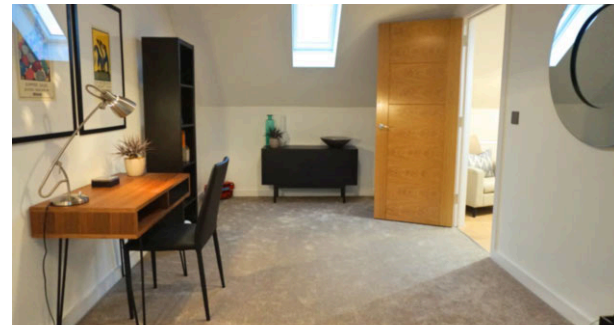
Vacant possession upon completion. Please note that we have not checked any of the appliances or



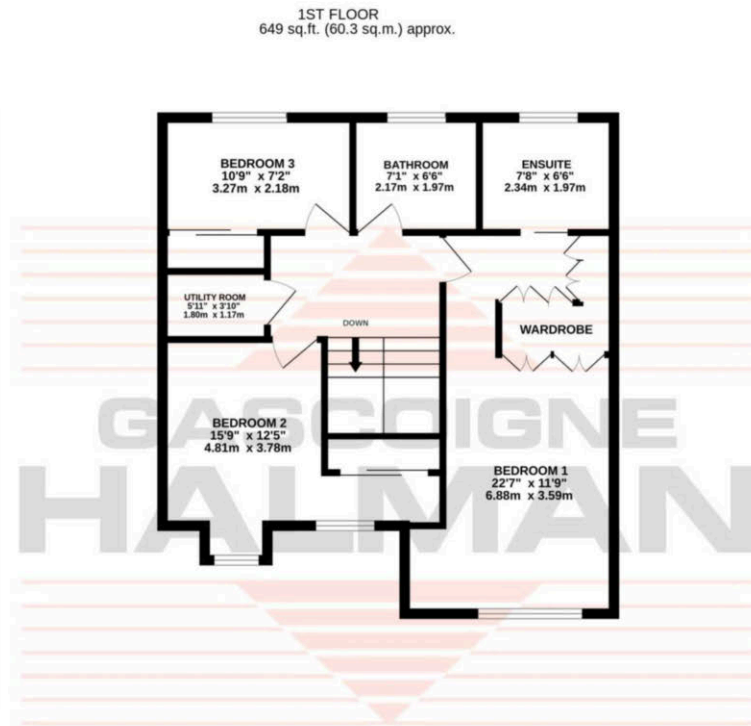
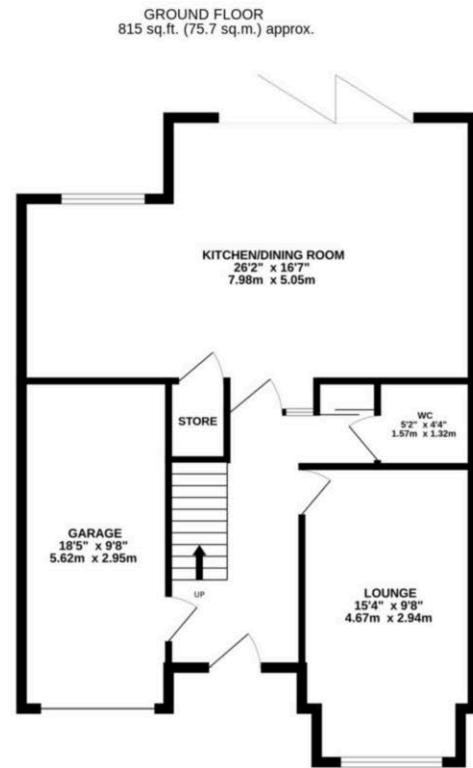




the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





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