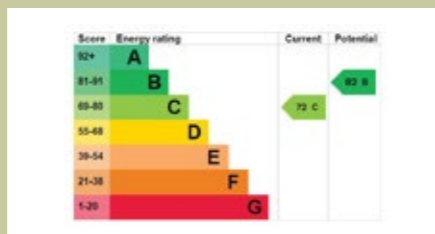


TOTAL FLOOR AREA: 2035 sq.ft. (189.1 sq.m.) approx.

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

Sale

96, School Road, SALE M33 7XB

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gascoignehalman.co.uk



GASCOIGNE HALMAN

A lovingly enhanced and generously proportioned modern executive-style detached residence, boasting four reception rooms and four bedrooms, occupying a substantial enveloping plot, within a sought-after cul-de-sac close to Sale, popular schools, and key transport links.

- Executive Detached Residence
- Cul-De-Sac Setting
- Well Proportioned Landscaped Rear Garden

- Four Spacious & Well Presented Bedrooms
- Superb Stylish Kitchen with Beautiful Garden Room
- Boasting Over 2000 sqft Of Accommodation

£800,000

9 DULWICH CLOSE

Sale



Having been lovingly maintained, intelligently enhanced, and stylishly appointed throughout by the current owners over the past two decades, an outstanding modern detached family home, enjoying a large landscaped plot with enveloping mature gardens, and an exclusive cul-de-sac setting.

The impressive home is tucked away towards the end of a select cul-de-sac with a pleasant frontage and generous driveway. Upon entry via the useful porch, the home begins with a welcoming entrance hall, to the left is an impressive drawing/living room with feature vaulted ceiling, bay-window, inbuilt storage cupboard, and a feature fireplace. To the right of the hall is a separate dining room, versatile sitting room, and separate w/c,

leading on to the main hub of the home; the open plan living/dining kitchen. The kitchen boasts a wealth of refitted base and wall units with integrated appliances and spacious dining area, opening to a beautiful living/garden room boasting views over, and access to, the rear garden and a recently replaced insulated roof. There is also a useful utility room with separate back door, and a tucked away home office/or dining room with double doors to the garden.

To the first floor, off the spacious landing, are four well sized bedrooms, with the master bedroom particularly large in size and enjoying an ensuite bathroom with Kal Dwei bath suite, whilst there is also a separate family bathroom plus shower room to bedroom 2.

Externally the home is set within a large enveloping plot boasting a generous mature rear garden with fenced boundaries, planted borders, lawned garden, and a large patio seating area. There is also an adjoining double garage with twin up and over doors, and rear single door.

**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 4ZP

**TENURE**

Freehold - 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 F

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN