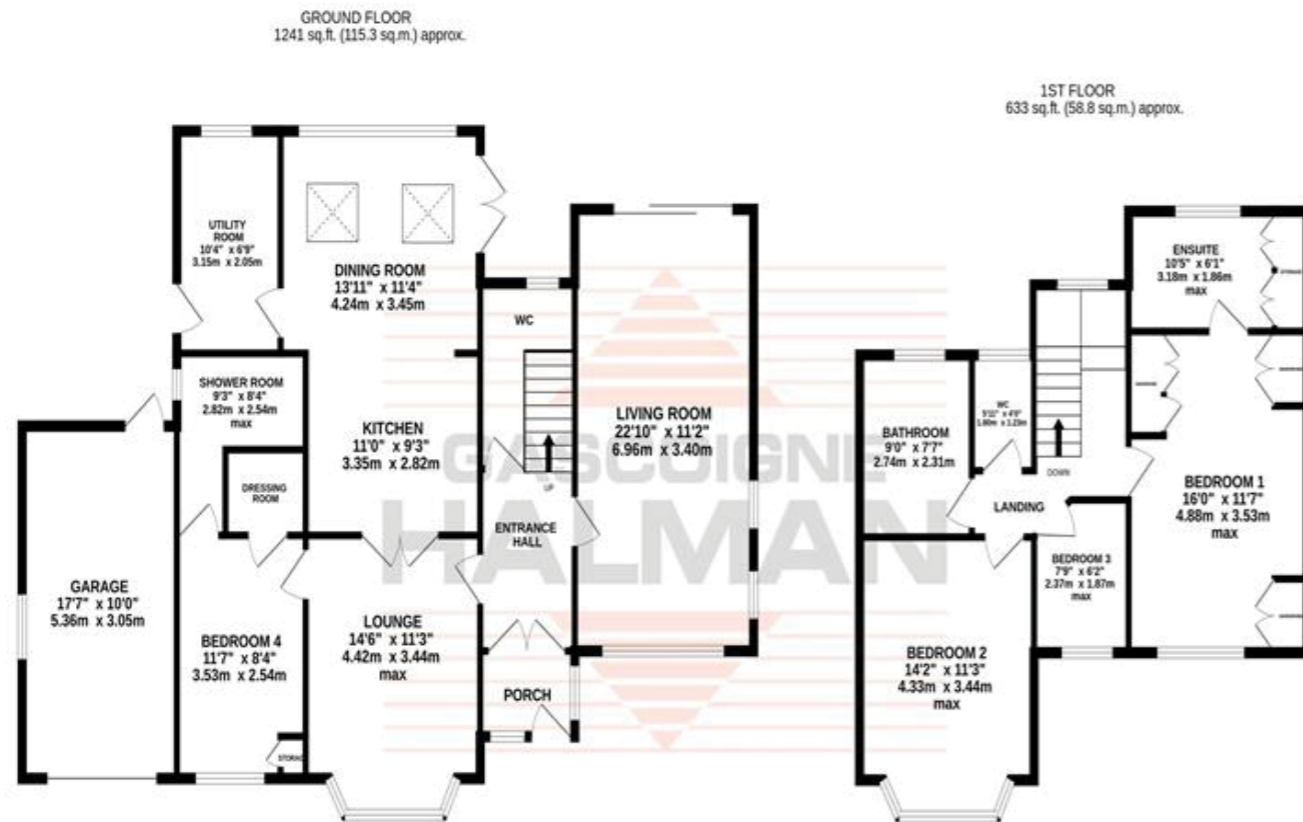


27 BEESTON ROAD

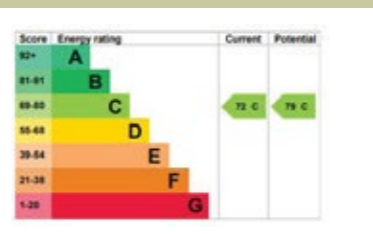
Sale

£875,000



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 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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NOTICE
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THE AREAS LEADING ESTATE AGENCY

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



This stunning extended detached family residence, positioned in a highly desirable location at the head of a cul-de-sac, reveals beautiful & well proportioned accommodation throughout. Two elegant reception rooms & a spacious kitchen dining room, along with four wonderful bedrooms are certain to appeal to a variety of discerning buyers. A double driveway & immaculate established private rear garden form part of this stunning residence.

GASCOIGNE HALMAN

- Beautiful Family Accommodation Over Two Floors
- Sublime High Specification Family Kitchen Room
- Stunning Established Private Rear Garden

- Highly Desirable Location Ideal for Families
- Four Well Proportioned Bedrooms With Two En-Suite Shower Rooms
- Must Be Viewed To Be Appreciated

£875,000

27 BEESTON ROAD

Sale



DESCRIPTION

This substantial extended detached family home is positioned in an excellent location, close to fantastic primary & secondary schools. This imposing residence reveals an entrance hallway with WC leading to an elegant living room with feature fireplace and sliding doors out onto the rear garden. A further lounge with bay window opens onto a modern kitchen dining room boasting Velux windows and large windows allowing ample natural daylight in. The fourth bedroom with ensuite shower room and dressing area offer an additional guest suite.. A utility room and large garage complete the ground floor accommodation.

To the first floor are three good sized bedrooms, with the master bedroom benefitting from an en-suite which includes a four piece suite. A family bathroom & separate WC are located off the landing. Positioned at the head of a cul-de-sac means the property offers a large private established garden whilst to the front is a generous driveway leading to an integral garage.

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

M33 5AQ

TENURE

Freehold with Chief Rent £14.00 PA - 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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