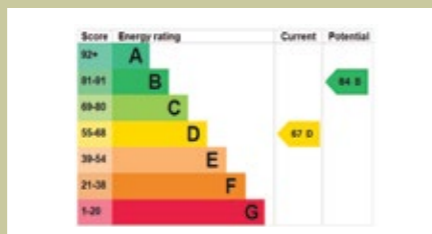
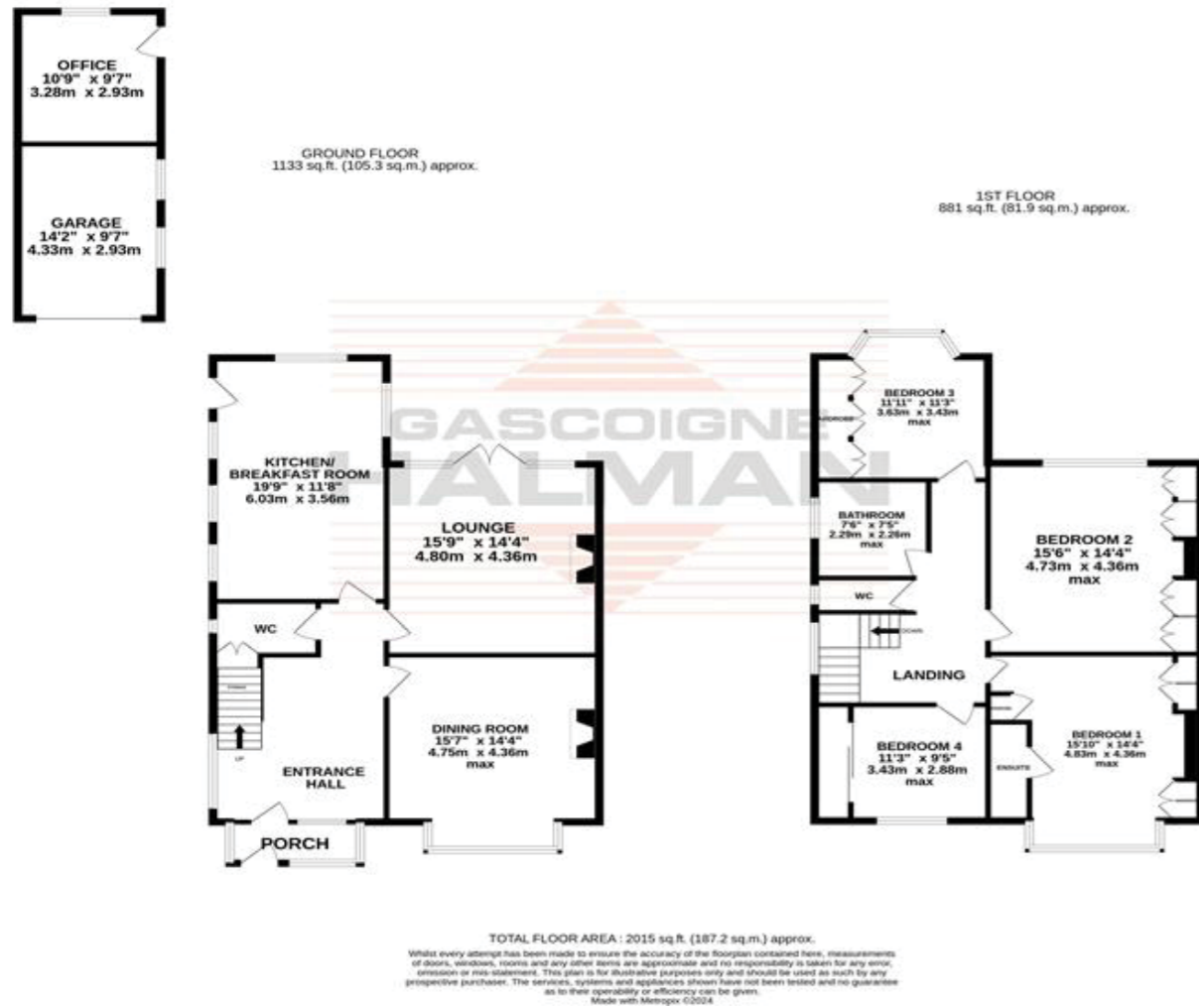


298 BROOKLANDS ROAD
Manchester
£685,000



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



GASCOIGNE HALMAN

An outstanding bay-fronted period semi-detached residence, occupying an exclusive position and set within a substantial gated plot, with a wealth of lovingly maintained accommodation including two reception rooms and four bedrooms with fitted wardrobes, whilst being ideally located close to Sale, popular schools, and key transport links.

- Substantial Semi Detached Family Home
- Abundance Of Original Features Throughout
- Four Double Bedrooms, Family Bathroom, Ensuite & Ground Floor WC

- Well Proportioned Spacious Family Accommodation
- Sweeping Gated Driveway
- Immaculate Established South Facing Rear Garden & Detached Garage With Home Office

£685,000

298 BROOKLANDS ROAD

Manchester



DESCRIPTION

Having been lovingly maintained and offering a wealth of attractively appointed period accommodation throughout, a handsome and substantial bay-fronted semi-detached home, occupying a large private plot, within easy reach of Sale & Timperley, popular schools, key transport links and excellent local amenities. Upon approach via the secure electronic gate, the impressive home enjoys an commanding position with traditional part-rendered elevations, with the accommodation beginning with a useful entrance porch, opening to a cavernous and most striking entrance hall complete with attractive original detailing. To the front is a bay-fronted dining room with feature fireplace, to the

right of the hall is the generous living room enjoying feature fireplace and access to the rear garden, with the dining kitchen ahead of the hall, boasting a range of base and wall units, contrasting oak work surfaces, and single door to the side of the house. To the first floor, off the large landing, are four spacious bedrooms, with modern ensuite to bedroom one, fitted wardrobes to all four bedrooms, and a charming rear bay window to bedroom three, whilst there is also a modern refitted family bathroom with separate w/c. Externally the home occupies an impressive gated plot on the revered 'Brooklands Road' with a generous aspect to the front offering ample off-road parking to the front and side. The home benefits from a recently installed electronic

entrance gated providing added security. To the rear there is an enchanting garden with open views over fields to the rear. Stone patio, large lawned garden, maturely planted borders, secure boundaries, and a breathtaking weeping willow tree.

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: M23 9HB

TENURE

Freehold with Chief Rent - 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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