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THE AREAS LEADING ESTATE AGENCY

Sale  
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A beautifully presented and substantial end townhouse, constructed in recent years by the renowned South Manchester Developer, 'Gustav Bonnier', boasting a wealth of tastefully enhanced and stylishly appointed accommodation of almost 2,000 sqft over three floors, including an impressive open plan living/ dining kitchen, four bedrooms, and three bath/ shower rooms. set within a sought-after location close to Brooklands Metrolink and Sale Town Centre.

\*NO CHAIN\*

GASCOIGNE HALMAN



- Beautifully Presented Townhouse Residence
- Four Generous Double Bedrooms
- Two En-Suite Shower Rooms, Family Bathroom And Downstairs WC

- Stunning Open Plan Kitchen/Dining/Sitting Room
- External Storage And Off Road Parking
- Close Proximity To Brooklands Metro Link And Sale Town Centre

£700,000

HEYWOOD ROAD

Sale



**DESCRIPTION**

Approaching 2000 sqft of accommodation spread over three floors this deceptively spacious townhouse makes the perfect family home. The property opens up to a generous lounge with bay window, leading through to a stunning open plan kitchen/dining/sitting room, incorporating an island unit, a full range of integrated appliances and under floor heating. Bi-fold doors open on to the rear landscaped garden and the property benefits from a separate utility room with downstairs WC completing the downstairs accommodation.

To the first floor a spacious landing branches off to two generous double bedrooms both offering en-suite shower rooms. The second floor comprises of two further double bedrooms, a contemporary family bathroom with Porcelain tiles and a separate storage cupboard. Externally there is detached storage and off road parking, whilst to the rear is a private landscaped garden. The Metrolink is just a short walk away at Brooklands and Sale Town Centre is also easily accessible plus Sale Grammar School can also be found just a little further down Marsland Road.

**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 3WB

**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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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