GROUND FLOOR 855 sq.ft. (79.4 sq.m.) approx. 35T FLOOR 564 sq.tt. [52.4 sq.m.] approx 2ND FLOOR 550 sq.ft. (51.1 sq.m.) appro

TTT she

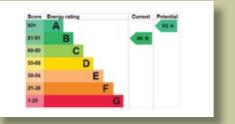
BEDROOM 4 10'3" x 10'1" 3.12m x 3.07m

BEDROOM 3 15'9" x 15'1" 4.81m x 4.61m

STORAGE 6'6" x 3'6" 99m x 1.07







#### NOTICE

STORAGE

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.

THE AREAS LEADING ESTATE AGENCY

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

# gascoignehalman.co.uk





### HEYWOOD ROAD Sale £700,000

A beautifully presented and substantial end townhouse, constructed in recent years by the renowed 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







#### 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 compromises 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.

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



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#### DIRECTIONS

For SatNav purposes: M33 3WB

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.

Trafford MBC - Council Tax Band D

Viewing strictly by appointment through the Agents.

## **GASCOIGNE HALMAN**