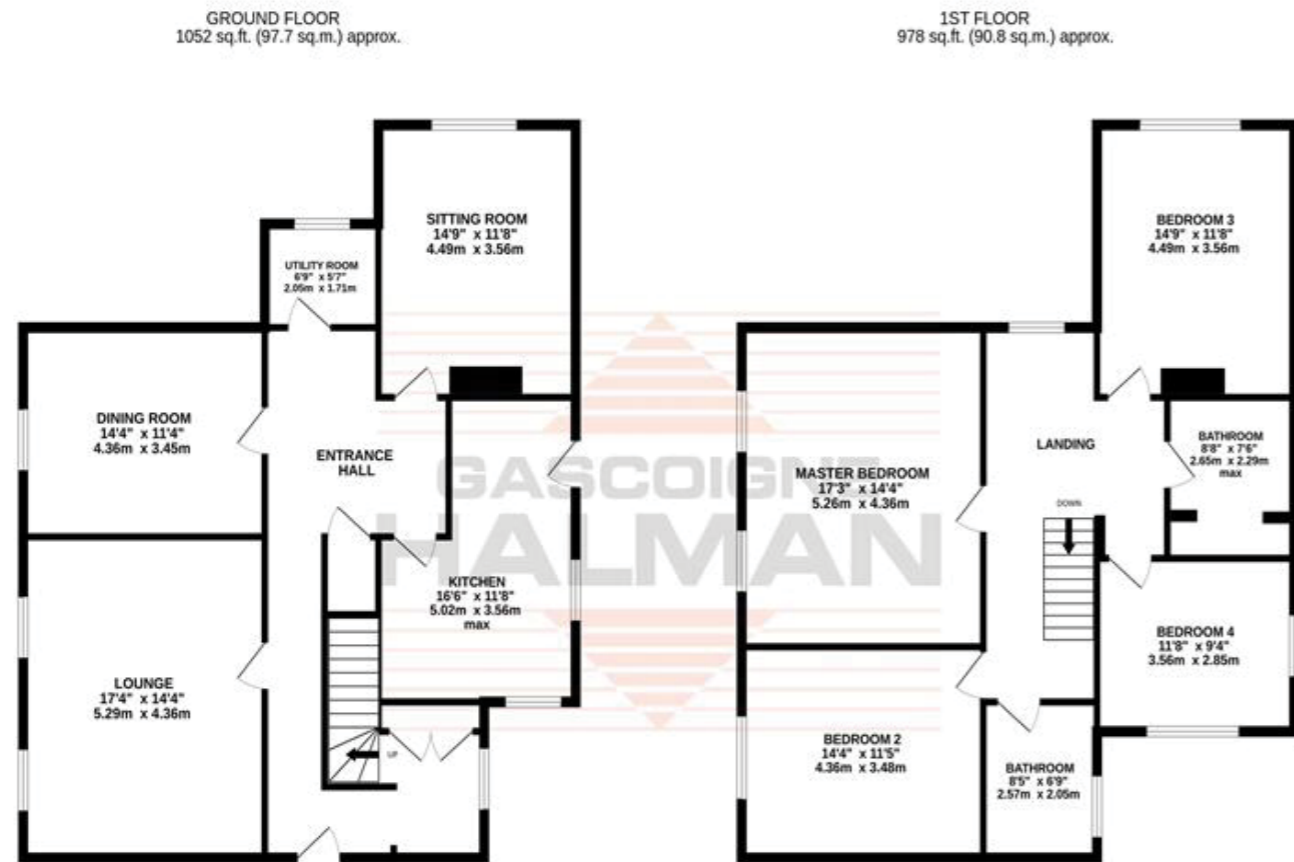
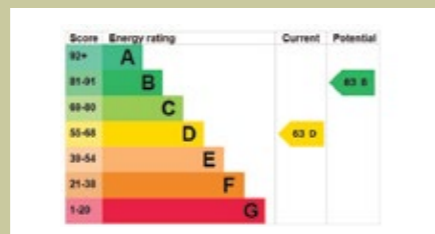


THE MOUNT
 11a Hallas Grove, Manchester
OFFERS OVER
£575,000



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
 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@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

A beautiful and charming Grade II listed building is the ideal family home. The property is positioned off a quiet cul-de-sac close to Wythenshawe Park and boasts a beautiful rear garden offering a great degree of privacy and ample space to the front creating off-road parking of multiple cars.

- Stunning Grade II Listed Building
- Located Off Hallas Grove Close To Wythenshawe Park
- Boasting Accommodation Over 2000 sqft

- Ample Off Road Parking & Expansive Gardens
- Close To Excellent Transport Links & Local Amenities
- Beautifully Presented Throughout

**OFFERS OVER
£575,000**

THE MOUNT

11a Hallas Grove, Manchester



This beautiful four-bedroom detached period residence is situated on an expansive plot of land, enhanced by exquisite gardens and secure padlocked gates. It enjoys a prime location just off Wythenshawe Road, in close proximity to local transport links, the M60 motorway, and Wythenshawe Hospital. On the ground floor, you will find an entrance hallway adorned with newly fitted carpets and fresh decor. The spacious reception area boasts high ceilings and impressive windows. The modern, fully equipped kitchen features stylish tiles, a dishwasher, and a fridge/freezer. Additionally, there is a downstairs WC that includes a toilet, basin, and washer/dryer.

At the rear of the property, a second reception or playroom area is available, along with two extra storage cupboards that provide ample space for personal belongings. Moving to the first floor, there are four generously sized double bedrooms, one of which includes a fitted double wardrobe. The property also offers two modern, recently renovated bathrooms—one located at the front and the other at the back. Both bathrooms are equipped with excellent walk-in showers, with one also featuring a luxurious bathtub.

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 0GZ

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
Council Tax Band - TBC - We have been advised that the The Local Authority are in the process of confirming the Council Tax Band

VIEWING
Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN