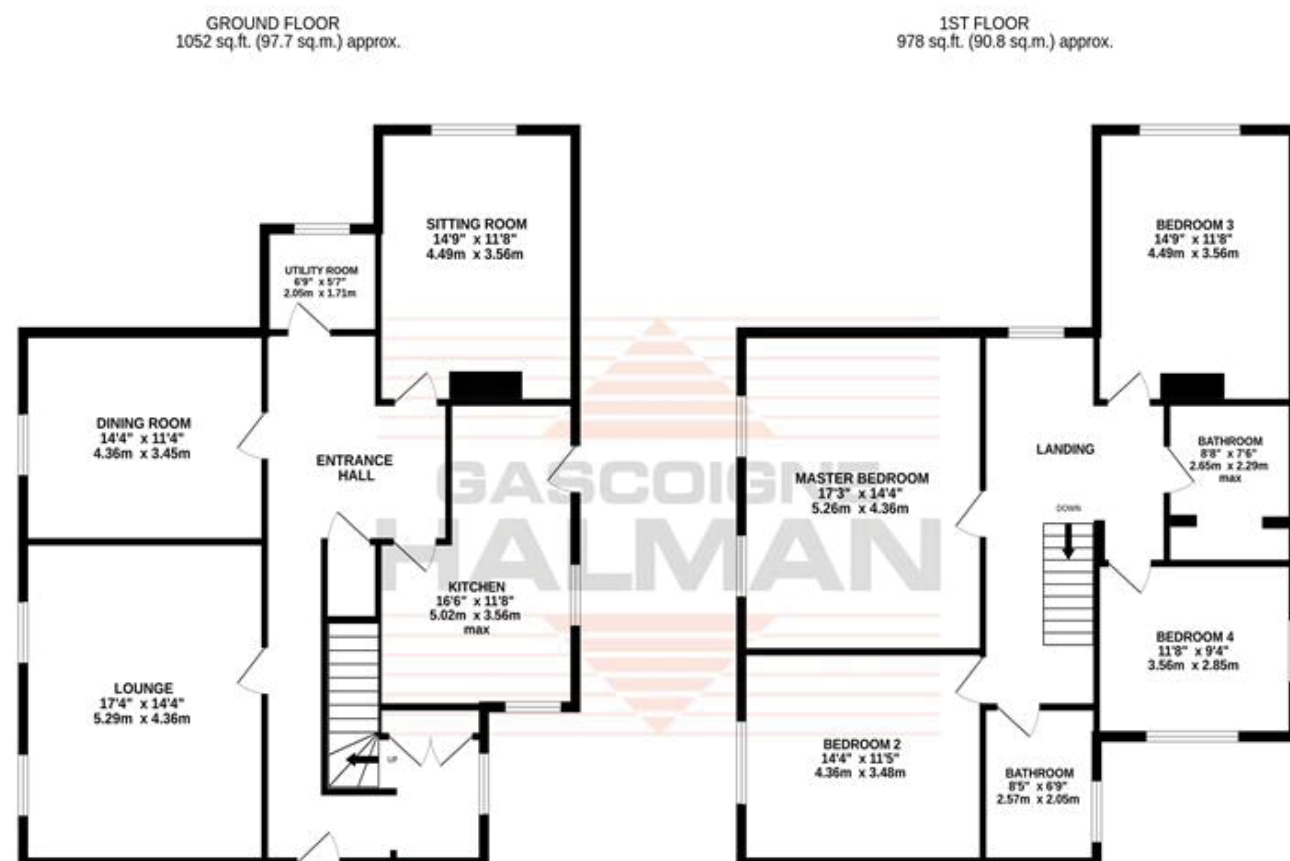
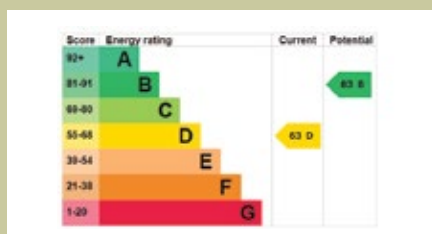


**THE MOUNT**  
11a Hallas Grove, Manchester  
**£550,000**



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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THE AREAS LEADING ESTATE AGENCY

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

**£550,000**

**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.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



gascoignealman.co.uk

**GASCOIGNE HALMAN**