

7 PARK HOUSE DRIVE

Sale

£650,000

GROUND FLOOR
596 sq ft. (52.6 sq.m.) approx.



1ST FLOOR
446 sq ft. (41.4 sq.m.) approx.



2ND FLOOR
278 sq ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

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An attractively presented and extensive modern semi-detached residence, constructed in only 2017, enjoying a wealth of accommodation over three floors including FOUR BEDROOMS, with two attractive bath/ shower rooms, being extended to offer an additional reception room, and an impressive SieMatic kitchen, with a secluded landscaped rear garden, set on the revered 'Altin Homes' Park House Drive development, and within easy reach of Sale, Sale Moor, sought-after schools and key transport links. *NO CHAIN*

GASCOIGNE HALMAN

- Attractively Presented Modern Semi-Detached Residence
- Wonderful Extended Family Accommodation Over Three Floors
- Four Generous Bedrooms And Master En-Suite
- Open Plan Living/ Dining Room Plus Seperate Conservatory/ Reception Room

- Highly Desirable Location Close to Sale Town Centre On A Quiet Cul-De-Sac
- Secluded Rear Garden And Off Road Parking For Two Cars
- CCTV Camera To Front & Rear
- Close To Popular Schools & Transport Links



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Having been constructed in 2017 by the revered 'Altin Homes', and representing part of their exclusive Bijou Collection, Park House Drive forms a select private development of 24 homes, of renowned distinction with an inspired combination of design, creativity and craftsmanship to produce some of the finest homes in South Manchester. This outstanding semi-detached residence is set back within the development, and has been lovingly maintained throughout benefiting from a single-storey extension and well appointed décor. The tone is set upon approach with impressive brick elevations, striking extending roof design complemented with slate tiles, and composite timber-effect cladding.

Upon entry, via the storm porch, the home, which is under floor heated to the ground floor, begins with a large welcoming entrance hall with tiled flooring and a feature solid oak staircase with glass balustrade, useful storage and separate cloaks/ w/c, off the hall, the ground floor layout reveals a superb open plan living style beginning with an open plan and versatile 'L-shaped' living/ dining room with double doors opening to an intelligent extension/conservatory providing a versatile additional reception room ideal for a playroom or sitting room, of which boasts double doors to the garden. The conservatory with underfloor heating and glass ceiling meeting building regulations allows plenty of sunshine and enables entertaining or relaxing all year round. Whilst to the front is the separate kitchen complete with attractive SieMatic fitted

kitchen, boasting Silestone worktops, and integrated Siemens appliances. The kitchen has glass doors making it versatile to open up the space for entertainment purpose or the option of a closed kitchen for privacy or to contain cooking. The ground floor has smart lighting from Control4 and inventive speakers.

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 2HF

TENURE

Leasehold - 999 years from and including 1 January 2017 -

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN