

NOTICE

Sale

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THE AREAS LEADING ESTATE AGENCY

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7 PARK HOUSE DRIVE
Sale
£600,000



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

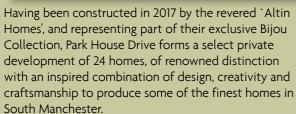
- Wonderful Extended Family Accommodation Over Three Floors
- Four Generous Bedrooms And Master En-Suite
- Open Plan Living / Dining Room Plus Seperate
 Conservatory / Reception Room
- dence Highly Desirable Location Close to Sale Town Centre On A

 Three 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









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

£600,000

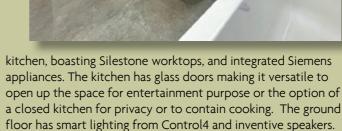
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The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester 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.

For SatNav purposes: M33 2HF

Leasehold - 999 years from and including 1 January 2017 - Subject to verification by Solicitor

Services have not been tested and you are advised to make your own enquiries and/or inspections.

Trafford MBC - Council Tax Band E

Viewing strictly by appointment through the Agents.

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

