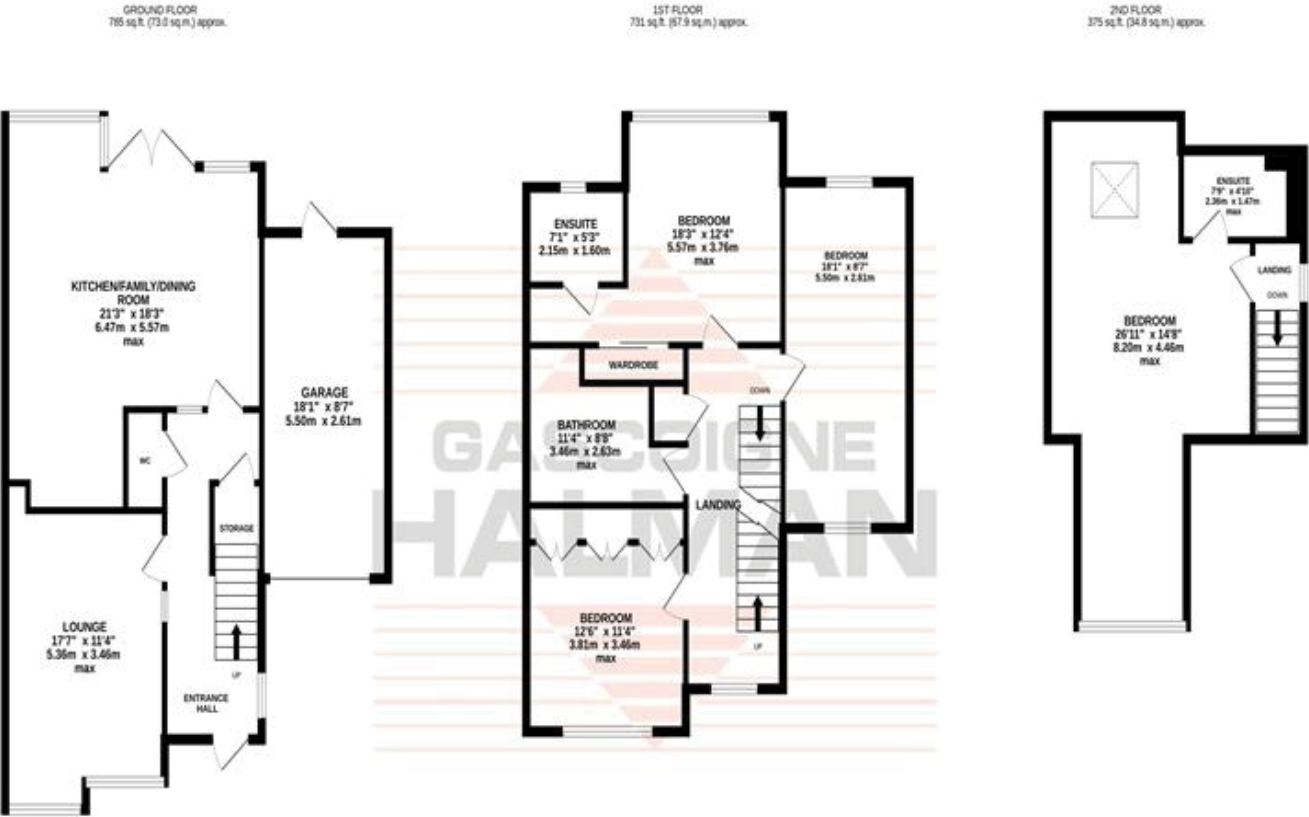


21 PARK HOUSE DRIVE
Sale
£800,000



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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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@gascoignehalman.co.uk

gascoignehalman.co.uk



'Park House Drive' is a luxury development constructed in 2017 by Altin Homes. This contemporary four double bedroom & three bathroom residence is positioned on the doorstep of Sale town centre & Sale Metrolink. Offering convenient access to the award winning 'Green Flag Status' Worthington Park located just behind, this wonderful property is the ideal family home.

GASCOIGNE HALMAN

- Superb Family Accommodation Approaching 1900 sq/ft
- Four Double, Wonderfully Presented Bedrooms Spread Across Two Levels
- Stunning Rear Garden & Off Road Parking
- Open Plan Kitchen/Family/Diner & Separate Lounge
- Three Immaculate Bathrooms, Two Of Which Serve The Elegantly Presented Bedrooms
- Highly Desirable Location Close to Sale Town Centre & The Award Winning Worthington Park

£800,000

21 PARK HOUSE DRIVE

Sale



DESCRIPTION

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 luxury development on the doorstep of Sale town centre reveals a range of distinctive but yet stunning high specification family homes. This particular residence offers extensive accommodation with four double bedrooms and three bathrooms including two ensuite shower rooms and a ground floor WC.

With generous and thoughtfully designed living space to the ground floor and the advantage of an integral garage, this property would be perfect for any family buyer. Altin Homes are renowned for their design, creativity and craftsmanship which blended together produce some of the finest homes in South Manchester. Large windows allow natural light to flow through this magnificent property, a contemporary oak staircase and a home automation system is standard in this beautifully designed residence. With accommodation spread across three floors with a bespoke kitchen, additional family room and dining area, this is an opportunity not to be missed.

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 to and including 31 December 2016 - 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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