

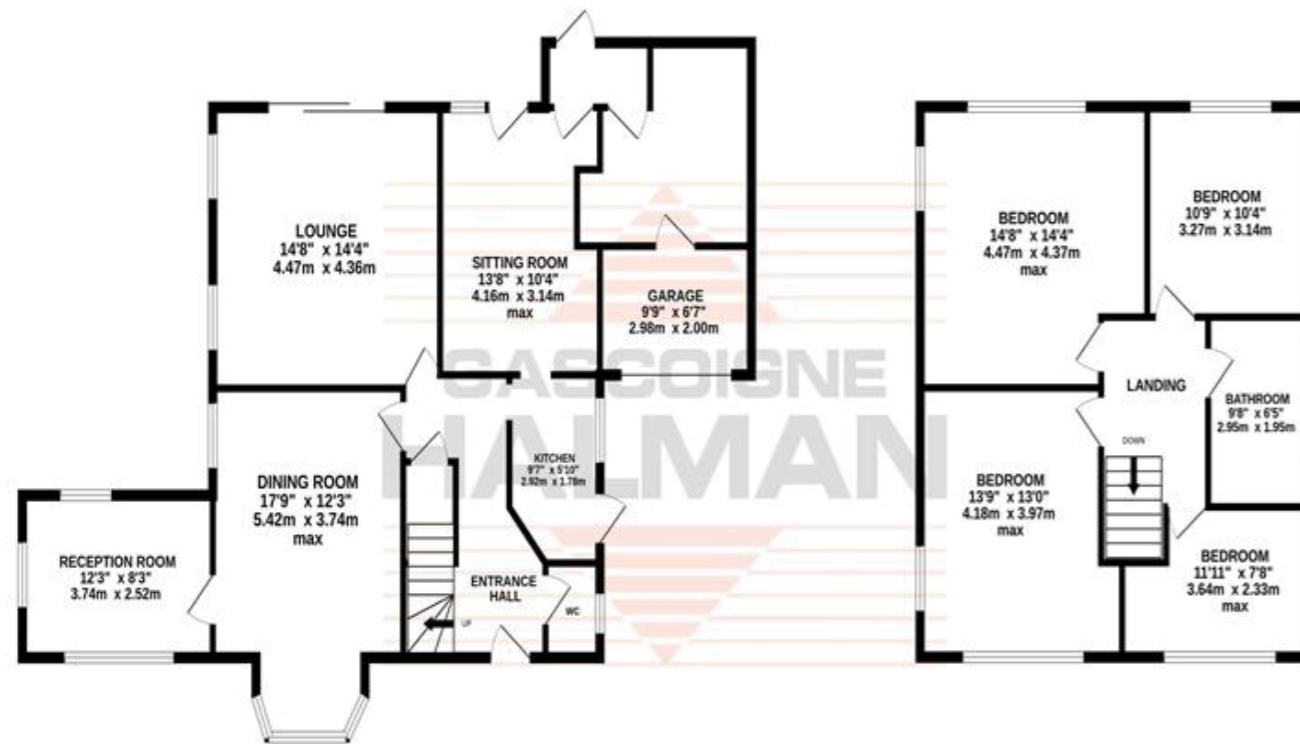
214 BROOKLANDS ROAD

Sale

£700,000

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.

1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 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

96, School Road, SALE M33 7XB

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An attractive and generously proportioned link-detached residence, occupying a large corner plot with a useful detached outbuilding. Boasting four reception rooms, and four bedrooms, with scope for modernisation and an exciting opportunity to extend to make a six bedroom property over three floors (114160/HHA/24). Set on the revered 'Brooklands Road' within easy reach of Sale, sought after schools including Brooklands Primary, and close to key transport links including Brooklands Metrolink.

**GASCOIGNE HALMAN**



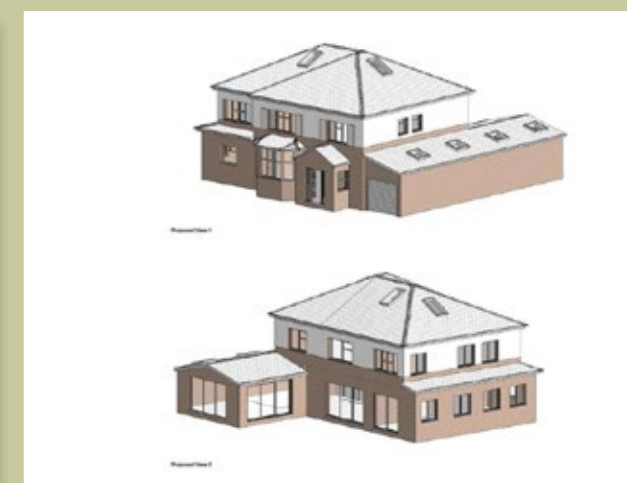
- Spacious Link Detached Family Residence
- Planning Permission Granted For Side & Rear Extension & Loft Conversion (114160/HHA/24)
- Four Reception Rooms & Four Bedrooms

- Popular Residential Area Close To Schools
- Boasting 1700 sqft Of Accommodation
- Must Be Viewed To Be Appreciated

£700,000

214 BROOKLANDS ROAD

Sale



Representing a rare opportunity to purchase a handsome bay-fronted link-detached residence, with well proportioned accommodation throughout, requiring some modernisation, occupying an enviable large plot, with the added benefit of approved planning permission to extend, ideally positioned close to Sale, popular schools, and useful transport links. The home is approached via a large walled driveway, with appealing bay-frontage and part-rendered elevations. Upon entry the accommodation begins with a welcoming entrance hall with w/c, ahead of the hall is a well sized living room with patio door overlooking the rear garden, to the front is a charming bay-fronted dining room providing

access to an additional versatile reception room/ study, to the right is a sitting room/ morning room leading onto a fitted kitchen. There is also an adjoining garage with rear utility area and lobby providing garden access. To the first floor, off the spacious landing, are four well sized bedrooms, with bedroom one being particularly large in size, and a modern family bathroom. Externally the home benefits from a large corner plot, with a substantial mature rear garden, mainly laid to lawn, with hedged boundaries, planted borders, stone patio with pergola covered seating area, and a largely versatile detached outbuilding ideal for a home office/ gym etc. To the front is a generous walled driveway flanked by hedging, and a large side garden.

There is also the added benefit of planning permission being granted to make further accommodation including open plan kitchen/living and six bedrooms over three floors (114160/HHA/24). **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 3PH **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** Trafford MBC - Council Tax Band G **VIEWING** Viewing strictly by appointment through the Agents.

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



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