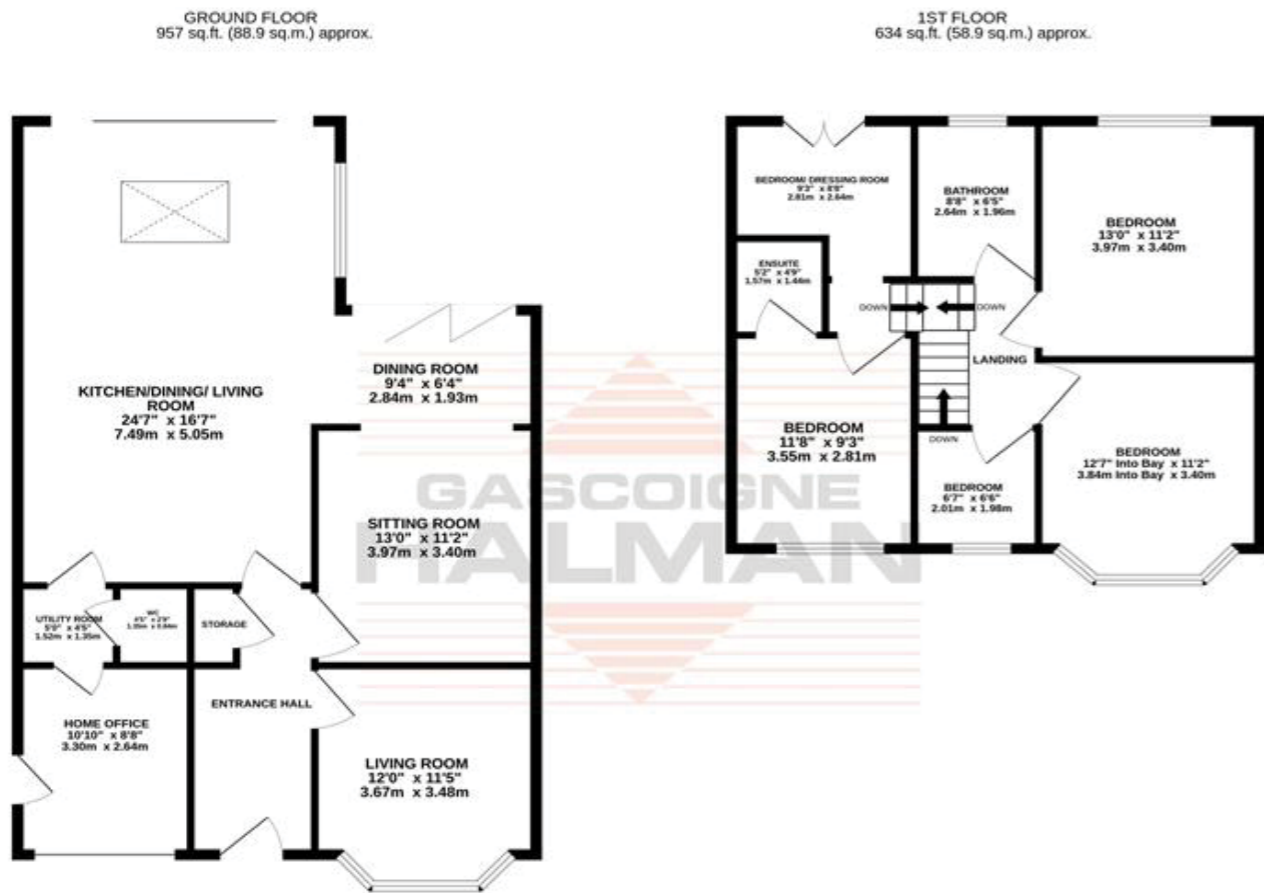


54 MAPLE ROAD
Brooklands
£675,000



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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 comprehensively enhanced, substantially extended, and immaculately appointed semi-detached home, with a breathtaking remodeled living/dining kitchen with large feature island, three separate reception rooms, five spacious bedrooms, and two stylish bath/ shower rooms, with a secluded rear garden, and being ideally located close to Sale, Timperley, key transport links and sought-after primary and secondary schools.

- A SUBSTANTIALLY EXTENDED AND IMMACULATELY ENHANCED BAY-FRONTED SEMI-DETACHED
- STRIKING OPEN PLAN LIVING/ DINING KITCHEN WITH SUBSTANTIAL FEATURE ISLAND AND SKYLIGHT
- THREE SEPARATE RECEPTION ROOMS
- FIVE WELL SIZED BEDROOMS
- TWO ATTRACTIVE BATH/ SHOWER ROOMS PLUS

- SEPERATE W/C
- PRIVATE REAR GARDEN WITH CHILDREN'S PLAY AREA
- LOCATED CLOSE TO SALE, TIMPERLEY, POPULAR SCHOOLS AND BROOKLANDS METROLINK
- VERSATILE HOME OFFICE/ OCCASIONAL RECEPTION ROOM/ PART-CONVERTED GARAGE

£675,000

54 MAPLE ROAD

Brooklands



Having been dramatically enhanced, largely extended, and intelligently remodeled, this outstanding bay-fronted semi-detached residence is sure to appeal to the most demanding of family purchasers, offering a wealth of spacious and versatile accommodation including five reception areas, and five bedrooms, whilst boasting a truly striking showpiece living/ dining kitchen area, and being ideally positioned within easy reach of Sale, Timperley, key amenities including Brooklands metrolink, major motorway connections, and sought-after primary and secondary schools. Upon approach the home boasts commanding rendered elevations with contrasting anthracite windows, setting the tone for the impressive accommodation that follows;

entering a welcoming entrance hall with tiled flooring and composite front door, to the right is a separate bay-fronted sitting room, ahead of the hall is the impressive main hub of the home; the open plan and remodeled living/ dining kitchen. The kitchen itself offers a highly finish, fitted by Wren kitchen, with a statement oversized island with integrated Neff appliances and large breakfast bar, complete with quartz work surfaces and underfloor heating to the tiled floor, with an inviting family room ahead enjoying large twin sliding doors and feature floor to ceiling window, both in stylish anthracite, whilst above is a striking skylight with recessed under-lighting. To the right of the kitchen is a generous dining room with bi-folding doors to the garden, leading to a separate cosy living room with feature wall. Off the kitchen is a useful utility room,

separate w/c, and a largely versatile part-converted garage ideal for a home office/ playroom/ or occasional reception room.

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

M23 9HW

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Manchester City Council - Band C

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



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