



**GASCOIGNE
HALMAN**

258 BROOKLANDS ROAD, SALE

THE AREAS LEADING ESTATE AGENT



258 BROOKLANDS ROAD, SALE

An immaculately appointed, extensively enhanced and intelligently re-modelled bay-fronted detached residence, set within a substantial professionally landscaped plot of circa 0.35 of an acre, with an outstanding living/dining kitchen, three reception rooms and four well sized bedrooms. This home has a charming wealth of sympathetically restored original features and is located in catchment of Trafford's sought-after primary and secondary schools, conveniently close to Brooklands Metrolink and within easy reach of Sale, Timperley and Altrincham town centres.

The tone is set upon approach, with a commanding double fronted aspect including bay-frontage complemented by handsome timber casement windows and recently replaced rosemary tiled roof, all set back within a professionally designed and landscaped part-walled front aspect.

Approached over a substantial Tegula block-paved driveway, framed by a walled frontage with charming maturely planted border and hedged boundaries. Upon entry via the timber front door is an impressive entrance hall, boasting parquet floor with bordered detail, panelled walls, impressive recessed wine cabinet with illumination and separate w/c. To the left is a spacious living room complete with original inglenook fireplace with gas fire, flanked by the bespoke bookcases and with original parquet flooring and traditional exposed beams to the ceiling. To the right of the hall is a large bay-fronted dining room with feature fireplace, complemented with original stained-glass windows and parquet flooring.

Ahead of the hallway is the extended main hub of the home, the living/dining kitchen, complete with underfloor heating, breathtaking lanterns and glazed double doors leading to the rear terrace. A statement island with space for seating, undermounted sink, Quooker hot tap and integrated Neff dishwasher. The kitchen boasts integrated appliances throughout including a large Liebherr fridge, Neff induction hob and two ovens whilst off the kitchen is a spacious utility room. There is also a versatile third reception room currently utilised as a study, with vaulted ceiling and picturesque far-reaching views of the garden. Access to the integral garage is also via the kitchen, boasting a useful mezzanine storage area.





OVERVIEW

IMMACULATELY ENHANCED &
INTELLIGENTLY REMODELLED
RESIDENCE

LOCATED IN CATCHMENT FOR SALE
GRAMMAR & BROOKLANDS PRIMARY

SET IN A SUBSTANTIAL PLOT OF
CIRCA 0.35 ACRES

SYMPATHETICALLY RESTORED
ACCOMMODATION THROUGHOUT

THREE WELL SIZED RECEPTION
ROOMS INCLUDING HOME OFFICE

FOUR SPACIOUS BEDROOMS & TWO
STRIKING BATH/SHOWER ROOMS

BOASTING A WEALTH OF ORIGINAL
AND RESTORED PERIOD FEATURES

EXTENSIVE GARDEN OVER 150FT IN
LENGTH WITH VERSATILE TERRACE

LARGE BLOCK PAVED DRIVEWAY
WITH USEFUL INTEGRAL GARAGE

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The first floor is accessed via the spacious landing complete with immaculate staircase and a large in-built linen cupboard. The home enjoys four well sized double bedrooms, with bedroom one boasting bay-frontage and 'Heritage Wardrobe Company' designed walk-in wardrobe with matching side tables, walk-in wardrobes to bedroom two and three, and cast-iron radiators to each bedroom.

The home benefits from two first floor bathrooms, with the family bathroom boasting classic design with beautiful stand-alone bath tub. There is also a separate shower room with oversize shower cubicle, under floor heating, stylish contrasting Mandarin Stone tiled floor and wall.

There is excellent storage in the huge boarded loft space, accessed via drop down ladder, which has three velux windows and is ripe for potential future conversion.

Externally the home occupies an outstanding plot measuring circa 0.35 acres, having undergone a full program of professional landscaping to the front, side and rear. The rear garden offers a breathtaking oasis, beginning with a substantial porcelain tiled terrace complemented by a plethora of garden lighting. The far rear features a garden shed and additional pergola covered seating area. The side is privately gated and benefits from a bin storage area, outside tap and electricity supply. The front aspect has been professionally landscaped featuring walled frontage with pillars and wrought-iron railings, lawned garden with large block paved driveway and sunken security bollards.







LOCATION

For SatNav purposes: M33 5PA

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.

SERVICES

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

TENURE

Freehold with Chief Rent - Subject to verification by Solicitor.

AGENTS NOTE - Last third of garden is on a long lease to Manchester City Council - Nil Rent

LOCAL AUTHORITY

Trafford MBC - Council Tax Band G

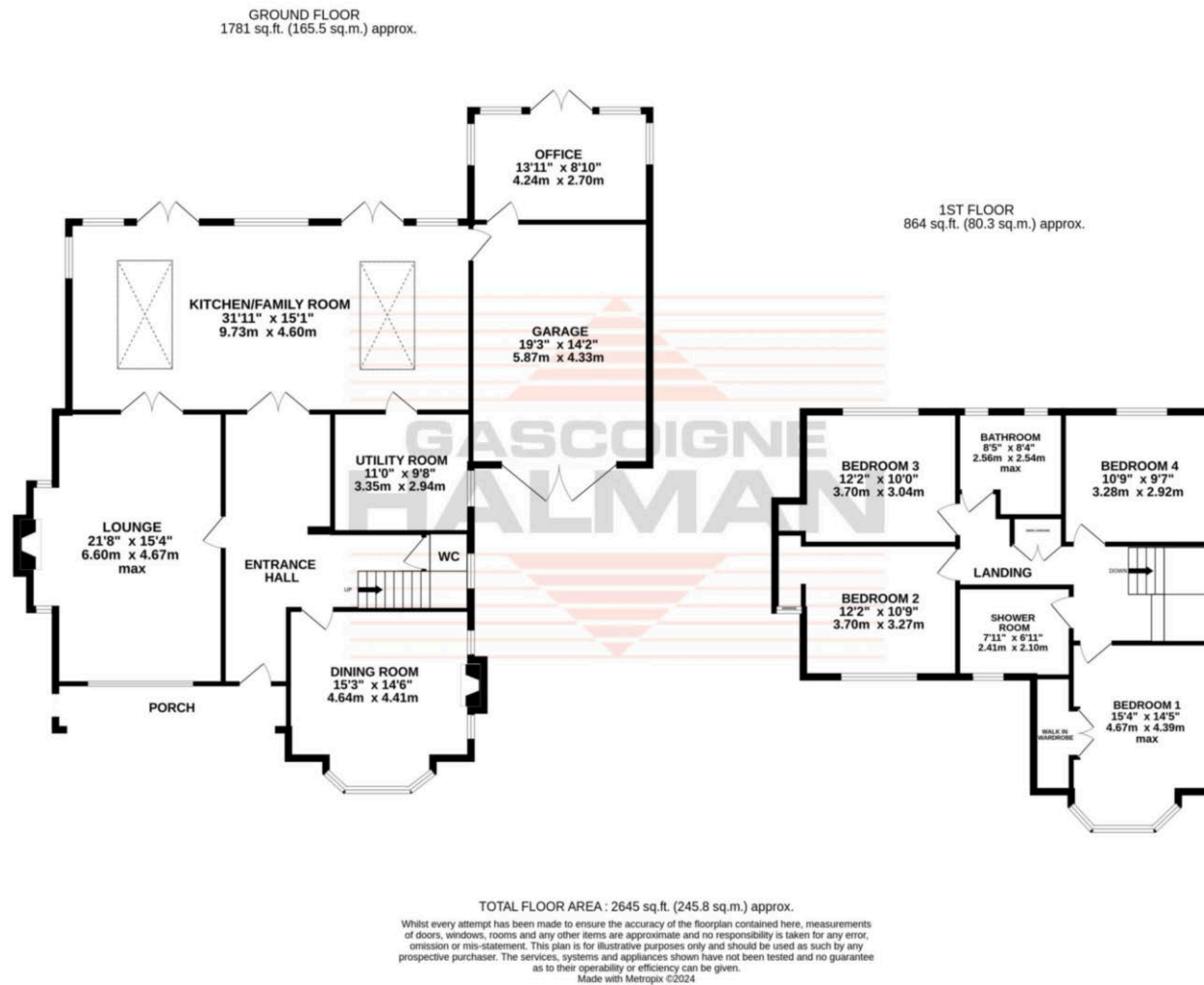
POSSESSION

Vacant possession upon completion.

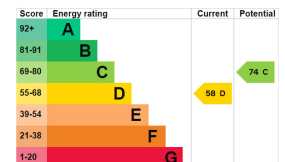
Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this prior to entering into a contract.



FLOORPLAN & EPC



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SALE OFFICE

0161 962 8700

sale@gascoignehalman.co.uk

96 School Road, Sale, Cheshire, M33 7XB

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HALMAN**