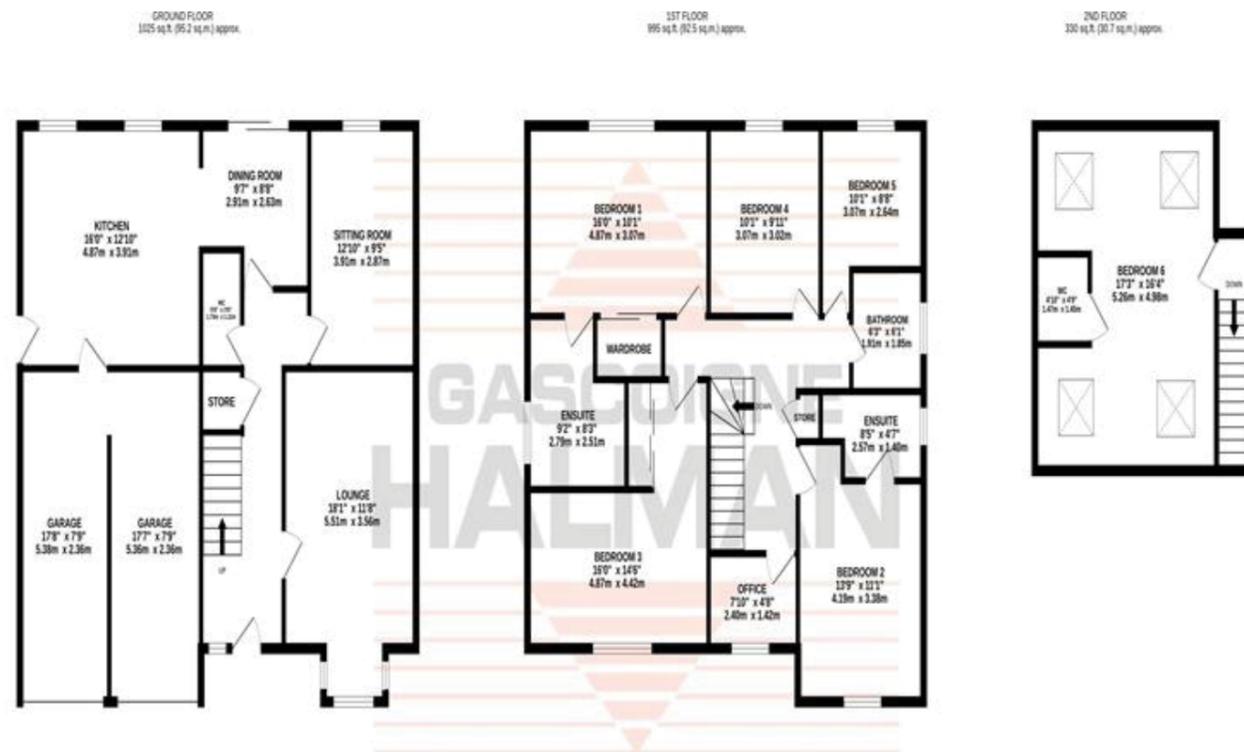


4 WENLOCK ROAD

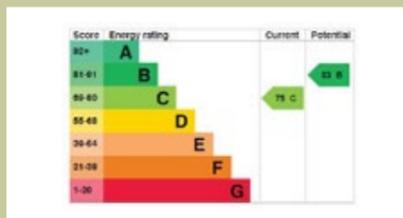
Sale

£875,000



TOTAL FLOOR AREA: 2350 sq.ft. (218.3 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

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This beautiful six bedroom detached family home is positioned in a desirable location within walking distance of Brooklands Metrolink & within catchment area of Brooklands Primary School. The property approaches 2400 sq/ft of wonderful family living accommodation, with a stunning open plan kitchen/dining room and a private south west facing rear garden. This property must be viewed to appreciate the full extent of its spacious living accommodation.

- Six Bedroom Detached Family Residence
- Stunning Modern Kitchen/Dining Room
- Highly Desirable Family Orientated Location

- Off Road Parking And Double Garage
- Catchment Area for Brooklands Primary School
- Walking Distance to Brooklands Metrolink

**£875,000**

**4 WENLOCK ROAD**

Sale



**DESCRIPTION**

Positioned just off Woodbourne Road Road, this wonderful executive style residence is certain to appeal to any discerning family who are in search of excellent primary schools & transport links. This six bedroom detached family home presents modern well proportioned living accommodation spread over three floors. Internally a hallway leads to a spacious bay fronted lounge & separate sitting room. A stylish stunning open plan kitchen/dining room with sliding doors leads out to the south west facing rear garden. The kitchen gives access to a double garage, providing ample storage space and secure parking. Equally the garage could also

be converted into habitable additional living accommodation (STPP). A downstairs WC and generous under stair storage complete the excellent ground floor accommodation. To the first floor are four double bedrooms, the master benefiting from a four piece en-suite, whilst the second bedroom also benefits from an en-suite shower room. A further fifth bedroom and a modern three piece family bathroom suitably complete the first floor accommodation. The loft has been converted providing a sixth bedroom with velux windows providing ample of light, with the added bonus of a modern WC. Externally is a spacious driveway leading to a double garage along with a private south west facing rear garden.

**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 3TR

**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 E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**