



**GASCOIGNE
HALMAN**

Cranleigh Drive, Brooklands, Sale
£725,000.00

THE AREA'S LEADING ESTATE AGENCY



This stunning semi-detached residence has been skillfully and beautifully extended, creating exceptional family accommodation throughout. Occupying a generous plot, the property boasts a sublime family kitchen dining room, two large reception rooms and five double bedrooms. The accommodation is ideal for families and is within walking distance of Brooklands Metrolink.

Property details

- Beautifully Maintained Family Home
- Five Double Bedrooms & Two Bath/Shower Rooms
- Two Large Reception Rooms & Family Kitchen
- Prominently Positioned On Generous Plot
- Close To Excellent Schools, Local Amenities & Transport Links
- Boasting 1500 sq ft Of Family Accommodation Over Three Floors



About this property

A remarkable semi-detached residence which has been lovingly maintained over the years and now promotes a wonderful aesthetic homely feel.

The property reveals an entrance hallway giving access to two generous reception rooms which are beautifully decorated and boast large windows allowing ample natural daylight to flood the rooms. A contemporary bespoke family kitchen dining room offers an abundance of space and provides access to the rear garden. This spacious room boasts a dining area and kitchen with a range of fitted eye and base level units. A downstairs WC nearby adds additional convenience.

To the first floor is a landing leading to four double bedrooms and a stunning family bathroom to the rear. To the second floor is a fifth bedroom which is currently used as an office plus a shower room, making it an ideal space for a guest suite.

Externally the property occupies a generous plot with a driveway providing off road parking for several cars and leading to a double detached garage. A lawned garden and patio area offer excellent external garden space.















DIRECTIONS

M33 3PL

COUNCIL TAX BAND

E

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

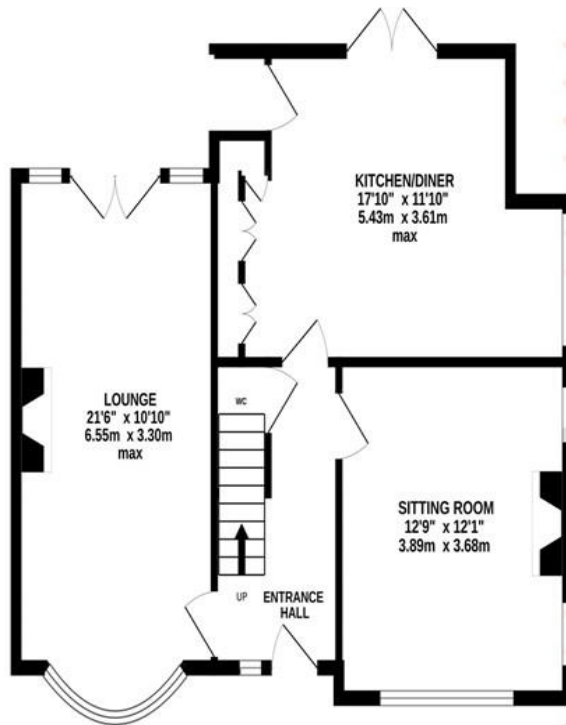
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

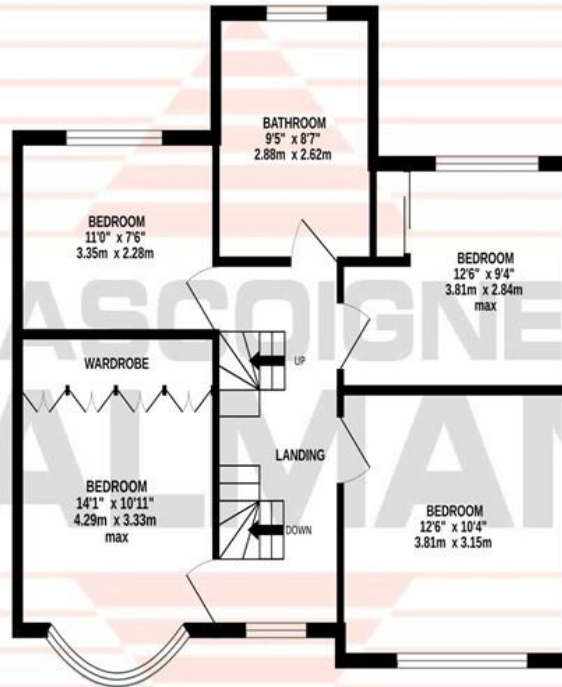
No

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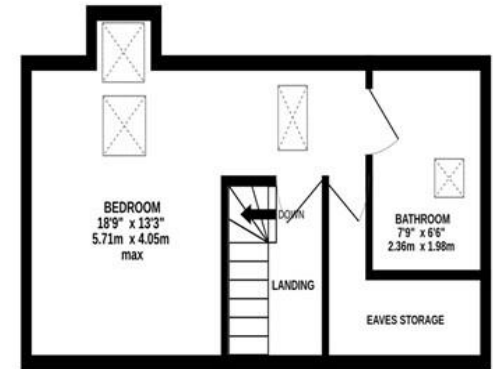
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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