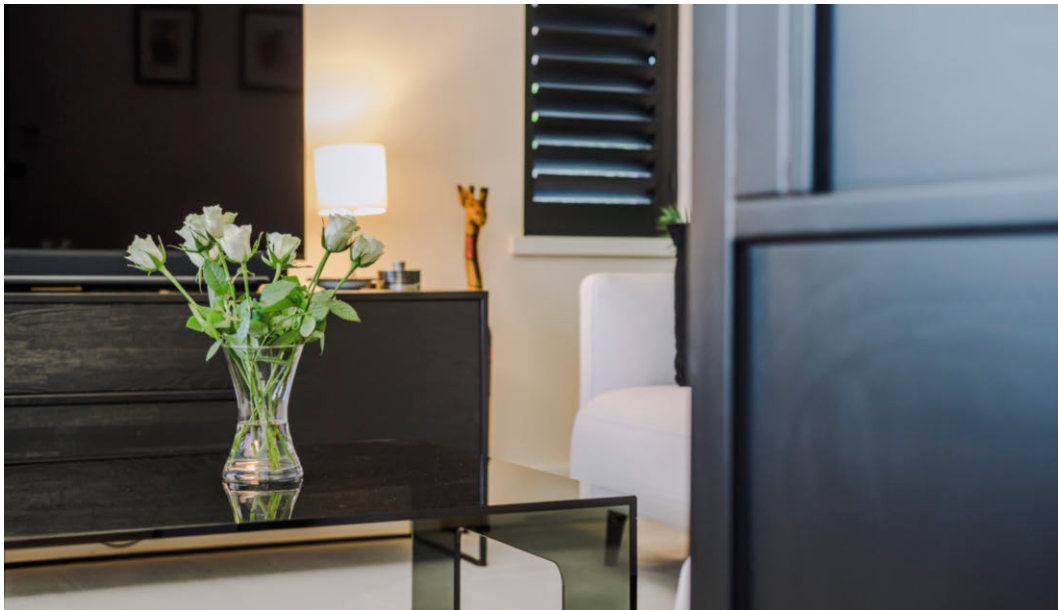




**GASCOIGNE
HALMAN**

47 WESTMORLAND ROAD, SALE

THE AREAS LEADING ESTATE AGENT



47 WESTMORLAND ROAD, SALE

A remarkable example of architectural excellence, twinned with a meticulous program of extensive enhancement, creating the most impressive unique detached residence, with enviable open plan living, striking Siematic Kitchen, and four generous bedrooms, with immaculate landscaped gardens, and being tucked away in a backwater position close to Sale, sought-after schools, and key transport links.

Having been meticulously enhanced, intelligently remodelled and immaculately appointed throughout, an elegant architect designed detached house sure to appeal to a vast array of purchasers, with striking modern living and a luxurious high quality finish throughout, and being enveloped by beautifully landscaped gardens.

The tone is set upon approach with the home enjoying a pleasant tasteful front aspect with contemporary black windows, newly installed roof and landscaped grounds. A large oversized composite front door opens to a welcoming entrance hall with useful seating area whilst to the left is a separate cosy living/ sitting room. Stylish herringbone flooring meander to the impressive open plan rear of the house, initially access via a substantial glazed crittal-style door, the home has been dramatically remodelled to offer a most impressive and generous family/ entertainment zone, with a striking newly fitted Siematic Kitchen, complete with feature breakfast-bar/ Island, integrated Siemens appliances, Dekton work surfaces, whilst there is also a well sized dining area, and separate living area, with twin bi-folding doors, and a picturesque full windowed wall overlooking the covered patio seating area. Off the kitchen is a large utility room with separate garden access, and an attractive fitted ground floor shower room.



OVERVIEW

Beautiful Fully Renovated Detached Family Home

Located On The Ever Popular 'Lakes Estate'

Four Generous Bedrooms & Family Bathroom

Stunning Open Plan Living To The Ground Floor

Master Bedroom With Ensuite & Juliette Balcony

Positioned Close To Transport Links & Local Amenities

Wonderful Green Views To The Rear

In Catchment For Excellent Trafford Schools

Over 1600 sqft Of Family Accommodation

Large Utility Room

Modern Shower Room To Ground Floor

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To the first floor, via the spacious landing, are four well sized bedrooms, with three being doubles in size, with bedroom one enjoying generous fitted wardrobes, and bedroom two presented as a superb suite with vaulted ceiling, Juliette balcony, and stylish ensuite shower room, whilst there is also a modern refitted family bathroom.

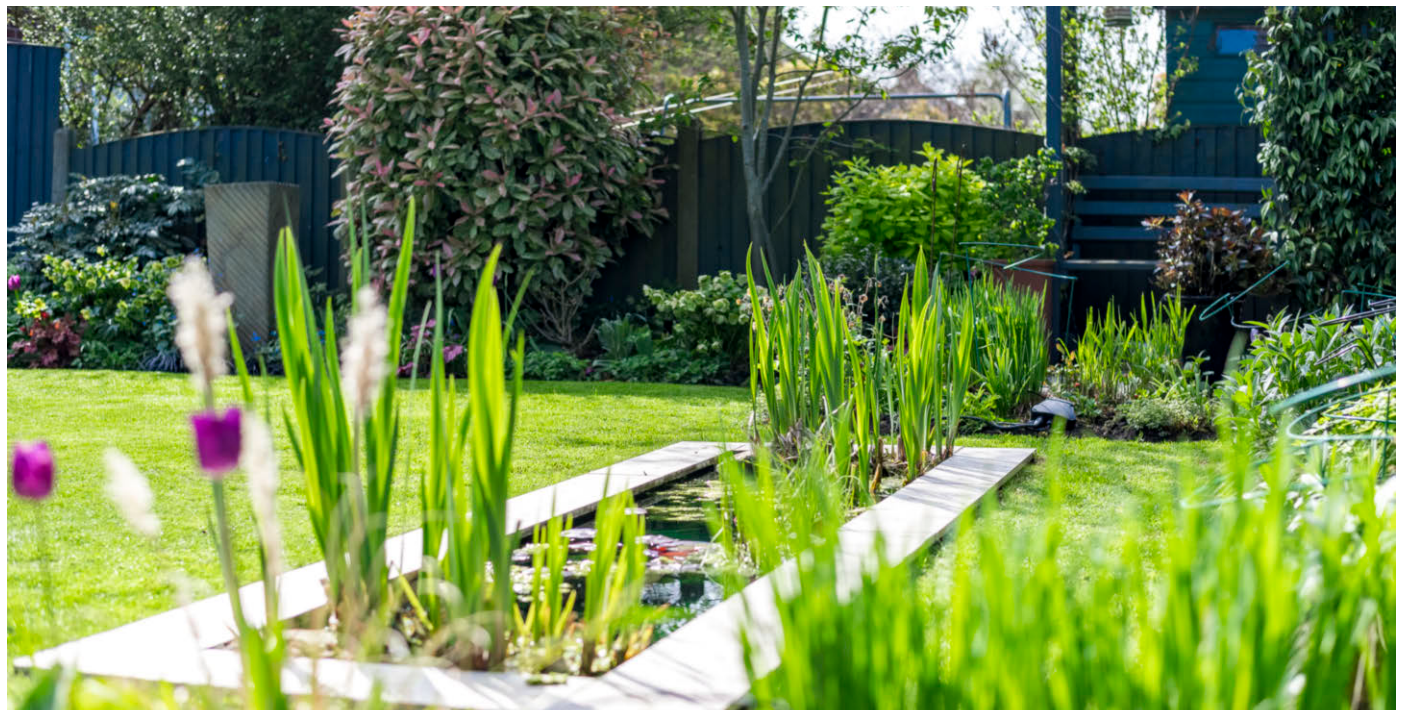
Externally the home enjoys a breathtaking rear aspect with a highly individual architect designed elevation and gold aluminium cladding features, the garden itself has been tastefully landscaped to include lawn garden, maturely planted borders, central water feature, large stone patio, an intelligent secluded patio seating area embedded within the extension, fenced boundaries, and enjoys an aspect over sports fields. To the front is also a stylish landscaped garden, and useful driveway. The home also benefits from a useful integrated garage.

LOCATION

For SatNav purposes: M33 3QX

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

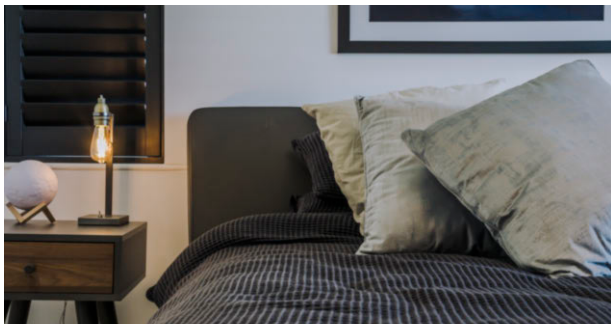
Leasehold with £6 per year Ground Rent - Subject to verification by Solicitor.

LOCAL AUTHORITY

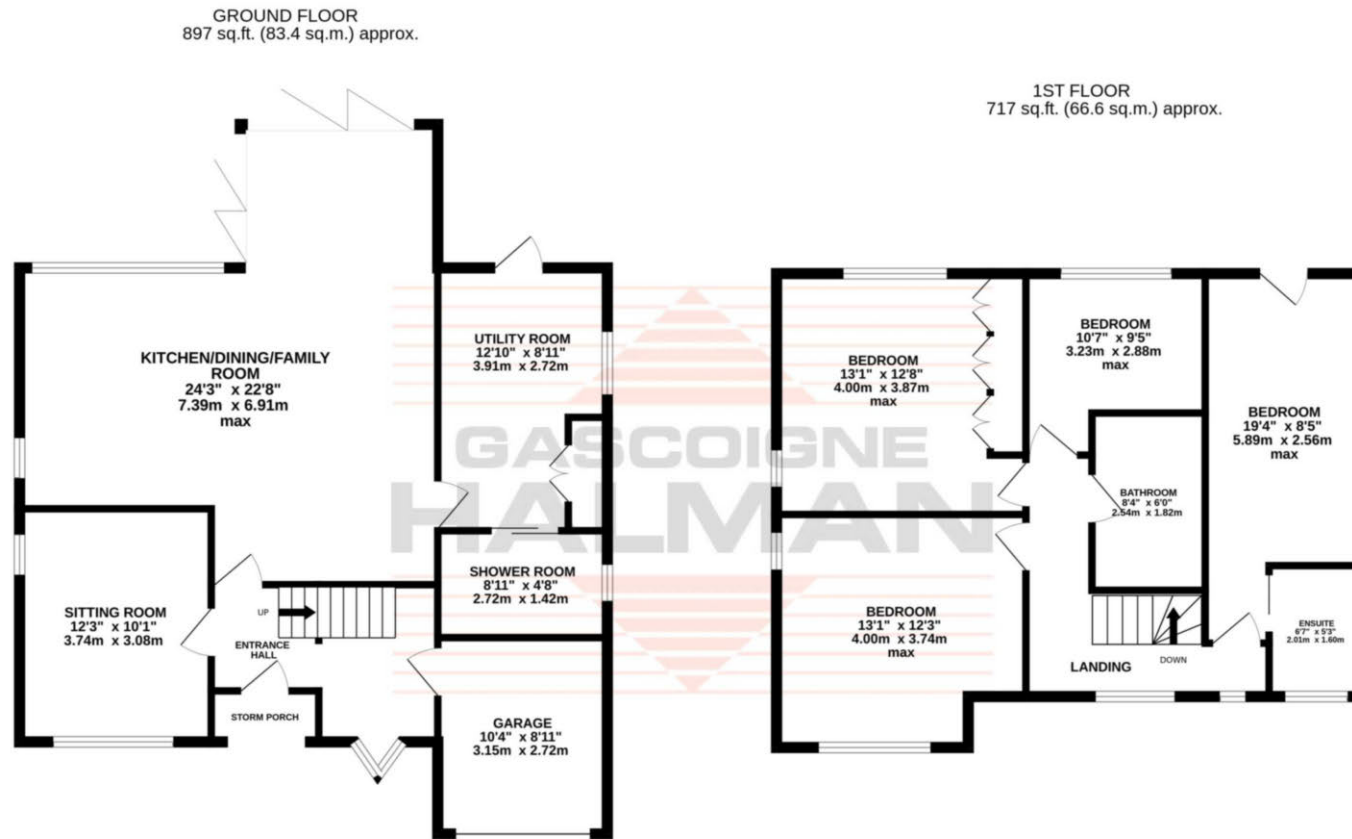
Trafford MBC - Council Tax Band E

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 potential purchasers should satisfy themselves on this point prior to entering into a contract.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 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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