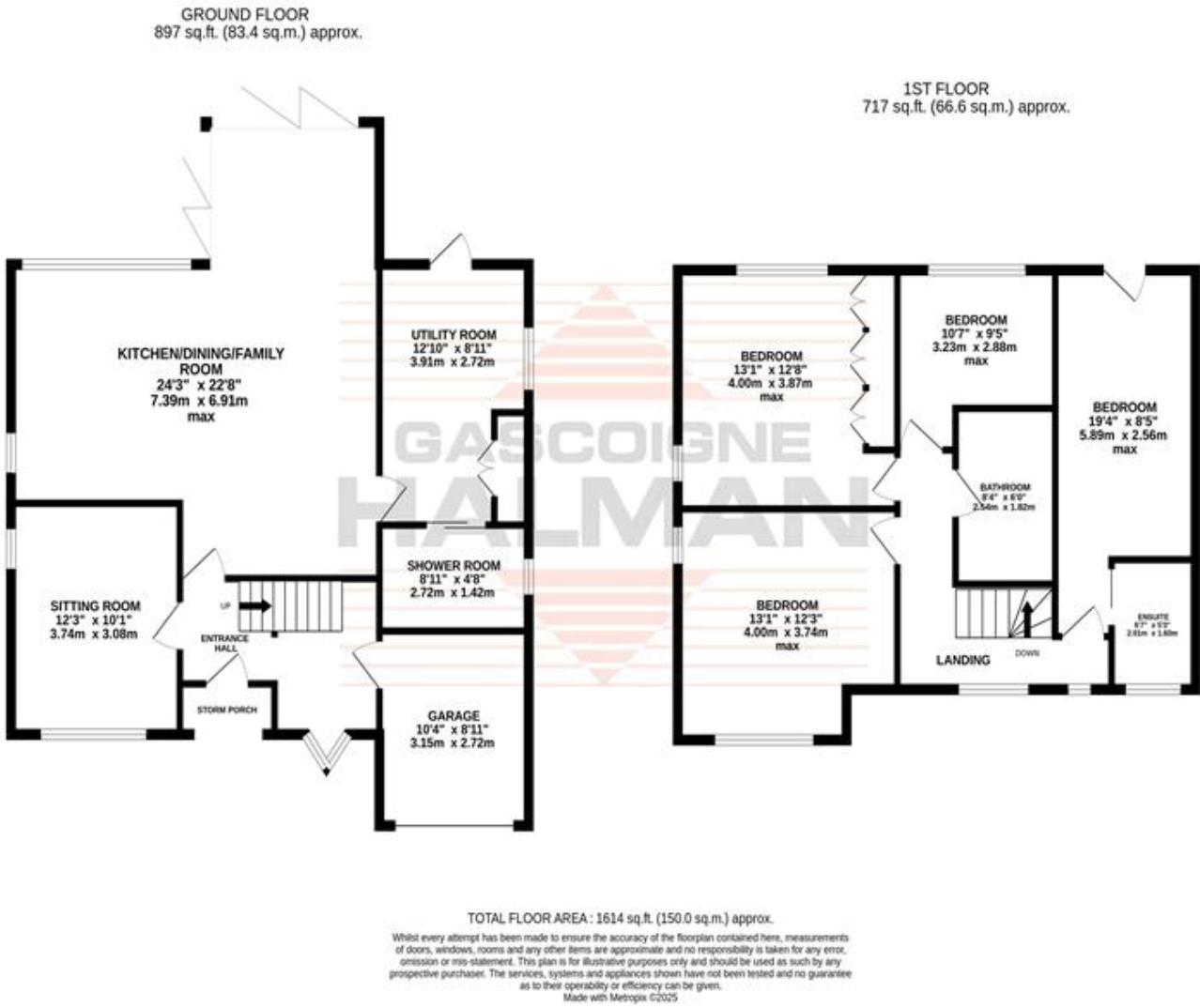


47 WESTMORLAND ROAD
Sale
GUIDE PRICE
£800,000



NOTICE
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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



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.

GASCOIGNE HALMAN

- 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
- Prominently Positioned Close To Transport Links, Excellent Schools & Local Amenities
- Large Utility Room With Garden Access
- Modern Fitted Shower Room To Ground Floor

GUIDE PRICE
£800,000

47 WESTMORLAND ROAD

Sale



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.

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 Sat Nav purposes M33 3QX

TENURE

Leasehold with £6 per year ground rent - 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 BC - Band E

VIEWING

Viewing strictly by appointment through the Agents.

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



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