



**GASCOIGNE
HALMAN**

Brooklands Road, Brooklands
£1,095,000

THE AREA'S LEADING ESTATE AGENCY



An extensively enhanced, largely extended, and impressive renovated detached home, with circa 2,400 sq ft of meticulously transformed and contemporary themed accommodation, with striking open plan family living, four bedrooms and three immaculate bathrooms, set within a generous securely gated plot, with large private rear garden, and being located on the revered 'Brooklands Road', close to Sale, Timperley, popular primary and secondary schools, key transport links and useful amenities.

Property details

- Stunning Four Double Bedroom Detached
- High Specification Throughout
- Two Reception Rooms plus Large Breakfast Kitchen and Separate Bar Area
- Three Bathrooms and Downstairs WC
- Large Driveway for Multiple Vehicles
- Beautiful Rear Garden and Covered BBQ Area



About this property

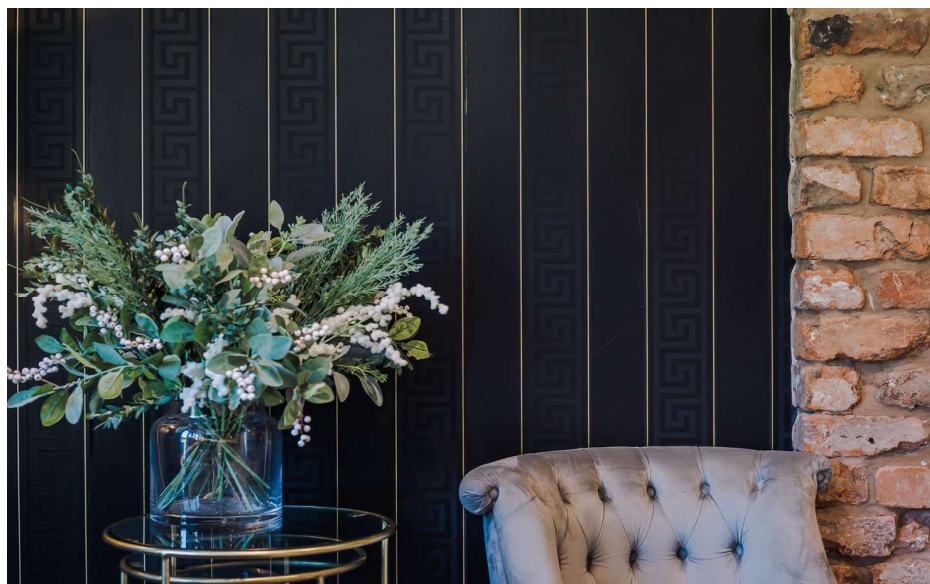
The tone is undoubtedly set upon approach to this impressive and substantial detached residence, being set within a commanding elevated position with an enviable gated approach, with rendered elevations, handsome sandstone lintels and contrasting anthracite windows and doors, exuding a modern and striking contemporary theme. The home begins with an oversized composite front door, opening to a welcoming entrance hall complete with feature oak staircase with glass insets and oak balustrade, immaculate marble-veined tiled flooring meanders through the open plan layout, leading to an impressive separate living room, the open plan living/ dining kitchen, and both a useful utility room and a WC.

The generous living room enjoys an inglenook style recessed feature fireplace with exposed brickwork and oak beam, and a set of four bi-folding doors leading to the rear garden. The outstanding kitchen, led to by the stylish marble-veined polished tiled floor, enjoys a wealth of sleek, handle-less contrasting toned base and wall units, with a feature central island complete with breakfast bar, stylish quartz work surfaces, attractive gold detailing, integrated appliances, and double-glazed French doors. Off the kitchen is versatile dining/ family room with feature ceiling lighting and opening to a fitted bar area featuring base and wall units with inset sink, whilst enjoying a log-burning stove adding warmth and character, with access also provided to the second utility room.

The first utility room, accessible from the hallway, is equipped with base and eye-level units, provides room for storage, space for a washing machine and dryer, and provide side door access to the garden. The second utility room includes a range of base units and offers plumbing for a dishwasher, with a door leading to the outdoor BBQ area.

To the first floor, via the spacious landing, are four well sized bedrooms and an impressive family bathroom. Both bedroom one and two enjoy immaculate contemporary themed ensuites with fully tiled surfacing, with fitted wardrobes to bedroom three. The spacious family bathroom boasts freestanding double-ended bath with a floor-mounted mixer tap, a separate walk-in shower, a WC and vanity sink unit.

Externally the home boasts a generous secluded rear garden, being mainly laid to lawn, with maturely planted hedged borders, a substantial tiled patio area, and an impressive timber framed covered outdoor kitchen area. The front is securely gated and provides generous off-road parking being block-paved, flanked by planted borders.



















DIRECTIONS

M23 9HF

COUNCIL TAX BAND

F

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		81 B
69-80	C	77 C	
55-68	D		
39-54	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

Cable

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

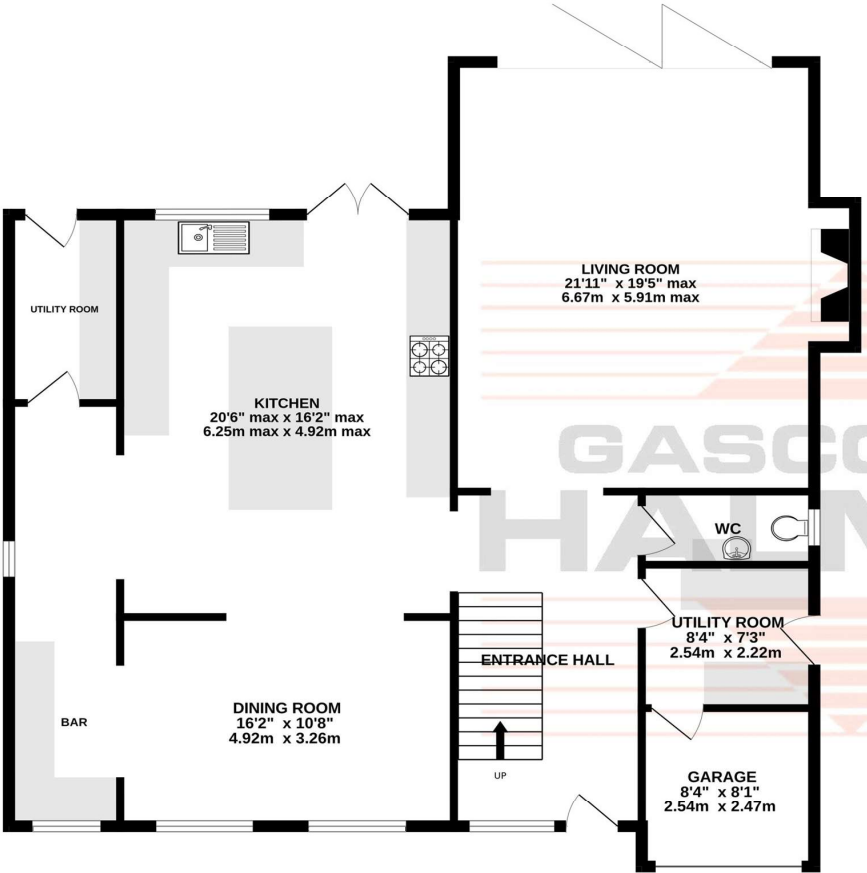
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

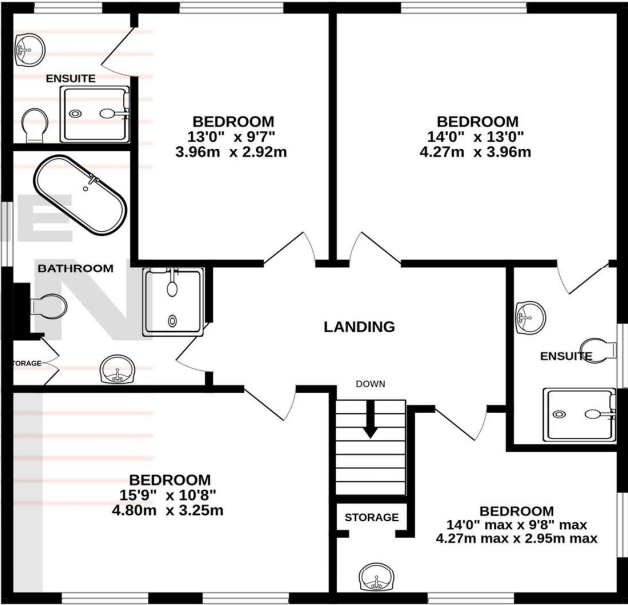
No

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GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2426 sq.ft. (225.4 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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