



**GASCOIGNE
HALMAN**

45 CRANLEIGH DRIVE, BROOKLANDS

THE AREAS LEADING ESTATE AGENT



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A comprehensively renovated, intelligently remodeled and largely extended detached residence, with immaculate contemporary themed accommodation over 2,100 sq ft spanning three floors, with an open plan dining kitchen, four bedrooms and four bath/ shower rooms, occupying a commanding gated position with a secluded landscaped rear garden, set within a sought-after location close to Sale, Timperley, popular schools, key transport links and local amenities.



This beautiful detached family home has been extensively overhauled, meticulously re-designed and intelligently re-configured to reveal a sophisticated and modern residence. The tone is set upon approach, with striking rendered elevations, contrasting anthracite windows, and a wide part-walled and gated entrance. Offering an abundance of contemporary themed accommodation the property begins with an inviting entrance hallway complete with herring-bone style floor, under-stair storage and oak balustrade with glass inset, leading through to a superb well proportioned bay fronted living room. The main hub of the home is located to the rear which demonstrates a substantial open plan living space in the form of a high spec kitchen with centre island unit, a dining area & a comfortable living area. Additionally bi-folding doors provides access to the rear garden. A useful WC completes the ground floor accommodation.



OVERVIEW

Beautiful Fully Renovated Detached Family Home

Four Immaculate & Well Proportioned Double Bedrooms

Three Generous Ensuite Shower Rooms & Family Bathroom

Stunning Open Plan Living To The Ground Floor

Master Bedroom With Ensuite

Simply Stunning High Specification Accommodation Throughout

Modern Open Plan Family Kitchen with Bi-Folding Doors

Close To Local Amenities & Excellent Transport Links

Over 2100 sqft Of Family Accommodation

Gated Driveway & Superb Private, Spacious Garden

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To the first floor a galleried landing with charming window seat leads to three large double bedrooms with two offering modern ensuite shower rooms as well as a family bathroom.

An outstanding principal bedroom suite can be found to the second floor with breathtaking feature vaulted window, benefiting from bespoke fitted wardrobes, dressing area and a further ensuite.

Externally to the rear is a secluded landscaped garden, mainly laid to lawn, with two large stone patio areas and a useful detached garage/outbuilding ideal for storage/ or further conversion. The front boasts gated frontage and drive offering off road parking for multiple vehicles.

LOCATION

For SatNav purposes: M33 3PN

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

Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

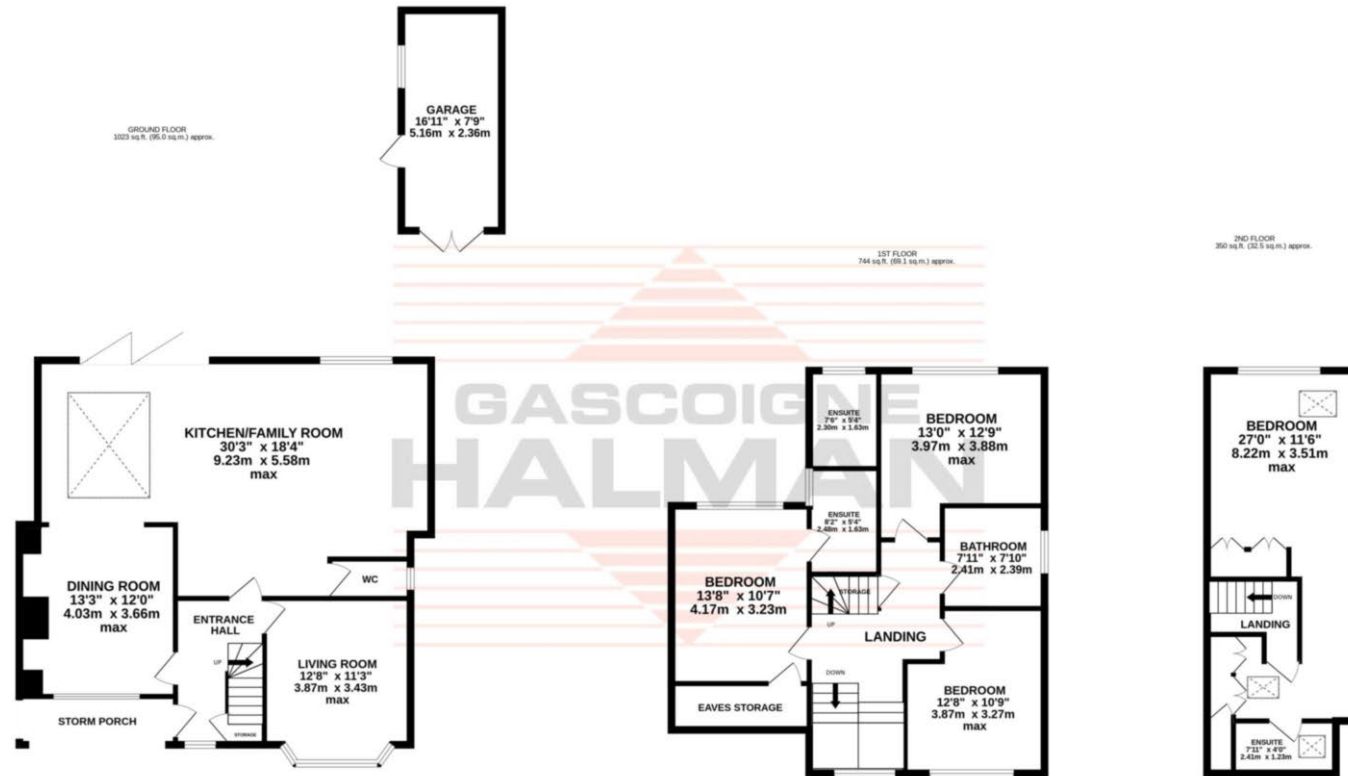
Manchester City Council - Band E

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 : 2116 sq.ft. (196.6 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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