



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Cranleigh Drive, Brooklands, Sale
Offers Over £700,000



An immaculately appointed, substantially extended and comprehensively enhanced bay-fronted semi-detached residence, with an intelligently designed open plan living/dining kitchen, enjoying four bedrooms and two bathrooms, with an outstanding quality finish throughout, boasting a large secluded rear garden, and being ideally located close to Sale, sought-after schools, key transport links including Brooklands Tram, and useful amenities. *NO CHAIN*

Property details

- Immaculately Appointed and Substantially Extended Bay-Fronted Semi-Detached
- Four Double Bedrooms
- Quality Integrated Neff Appliances
- Large Secluded Rear Garden
- Available with No Onward Chain
- Beautifully Designed Throughout



About this property

Having undergone an extensive program of renovation, substantial extension, and intelligent resigning, this once humble bay-fronted home has been transformed to now offer an unrivalled and immaculate bay-fronted residence sure to meet every demand of modern family living, whilst being situated in a tucked away position yet conveniently close to Sale, Brooklands Tram stop, and in catchment of some of area's finest primary and secondary schools.

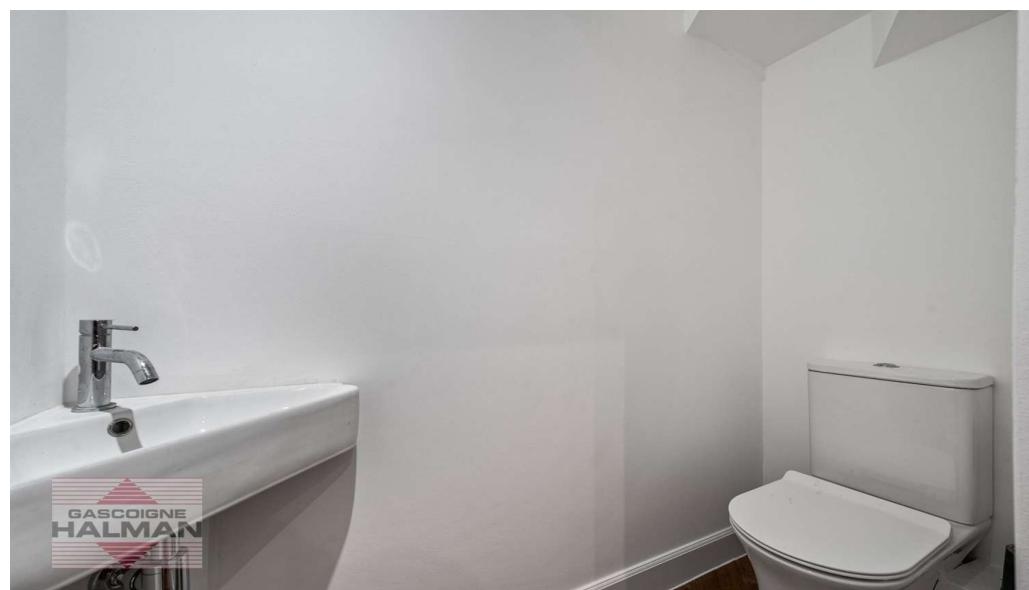
The tone is set upon approach with a handsome bay-fronted, part rendered facade, complemented by beautiful renewed in-frame windows, an inviting arched brick storm porch reveals a striking renewed composite entrance door, warming herringbone style flooring seamlessly guides you from the welcoming entrance hall with secluded staircase complete with tasteful renewed oak balustrade, to the left is a charming bay-fronted living room, with a separate cloaks/WC following, whilst directly ahead of the hall is the striking main hub of the home; the living/ dining kitchen. Having been intelligently remodelled and extended, the room offers a generous space for modern day living complete with well sized living and dining areas with a pleasant outlook over the rear garden and atrium skylight, and an immaculate contrasting triple-tone kitchen enjoying a enviable feature island, with ample base and wall units, waterfall marble-veined quartz surfaces to the island and to two further sides, quality integrated Neff appliances, and stylish gold detailing throughout, with two sets of twin doors opening on to the garden, and a separate utility room echoing the finish of the kitchen.

To the first floor, off the substantial landing area, are four well sized bedrooms, with a fabulous principal bedroom suite boasting an impressive ensuite shower room, and a separate family bathroom, both enjoying an unrivaled quality of finish with stylish contrasting tiling, wall-hung vanity units, tasteful gold detailing, large walk-in shower cubicles, and a handsome standalone bath tub to the main bathroom.

Externally to the rear the home enjoys a generous secluded garden, mainly laid to lawn, with hedged borders, and a large stone patio area, whilst to the front is a spacious tarmac driveway with secure gate to the rear garden.



















DIRECTIONS

M33 3PN

COUNCIL TAX BAND

C

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**PRIMARY SOURCE OF HEATING**

Underfloor Heating

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

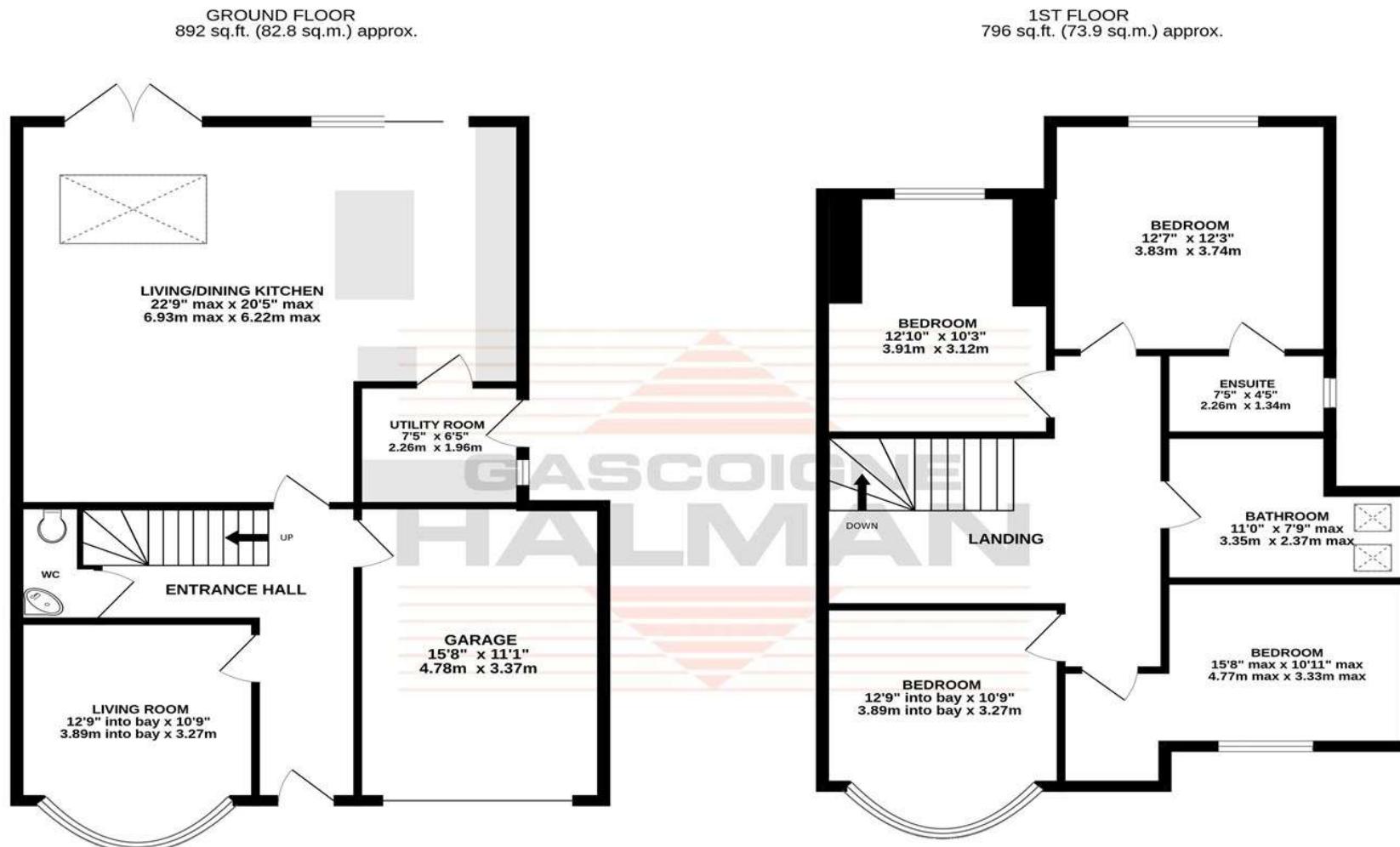
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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