



**GASCOIGNE
HALMAN**

2 GREYLANDS CLOSE, SALE

THE AREAS LEADING ESTATE AGENT



2 GREYLANDS CLOSE, SALE

£875,000

Boasting over 2100 sq ft this remarkable family home offers stunning & deceptively spacious accommodation. Positioned in a quiet yet convenient setting nestled off the highly regarded tree-lined 'Moss Lane'. The area is very popular due to its strong links to Manchester City Centre, comprehensive shopping needs, excellent educational facilities and convenient transport links.

Internally the property reveals a welcoming entrance hallway leading to a large living room with a feature inglenook fireplace, dining room, and a sitting room with access into the rear garden. With a range of Bosch integrated appliances the fitted family kitchen certainly makes the hub of the home. A utility room includes a Worcester boiler and room for both a washing machine & tumble dryer. The large w/c with under stairs storage complete the ground floor accommodation.

To the first floor are four generous bedrooms with the master bedroom revealing a modern en-suite shower room, and a spacious family bathroom. Three bedrooms include fitted furniture while the fourth bedroom is fitted out as a study.

Externally the impressive driveway leads to a large detached double garage providing both water and electricity. The immaculate gardens reveal an abundance of mature shrubs and lawns. The secluded SW facing rear garden includes a gas BBQ and a paved patio area ideal for entertaining.

The property also offers great potential to further develop with neighbouring properties having already done so (STPP).



LOCATION

For SatNav purposes: M33 6GS

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

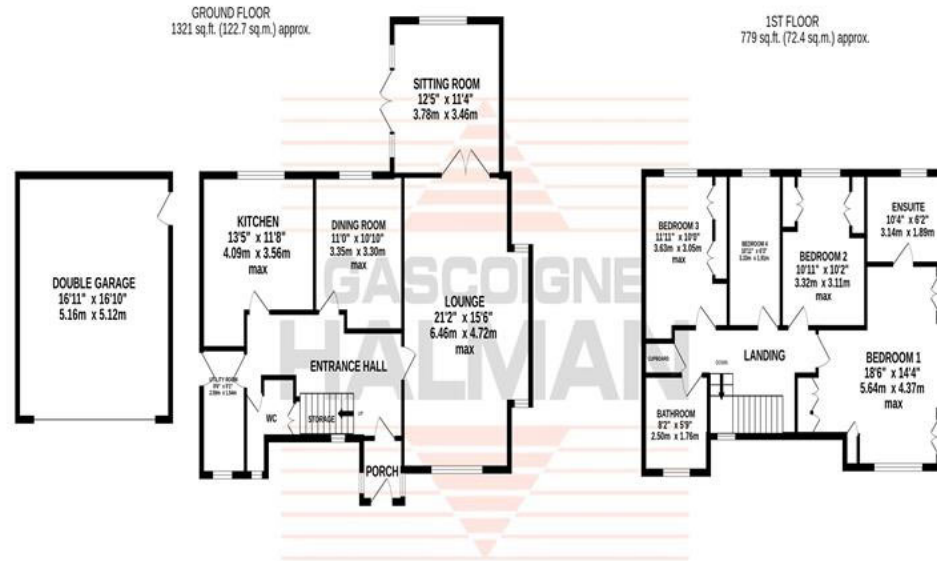
Trafford MBC - Council Tax Band G

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2100 sq.ft. (195.1 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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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.



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