



**GASCOIGNE  
HALMAN**

Highfield Gardens, Sale  
**£1,100,000**

THE AREA'S LEADING ESTATE AGENCY





The final property remaining on Highfield Gardens, which is a unique new development by Amanda James Homes, local developers with a real eye for detail.

A large semi detached over three levels, offering accommodation in excess of 2,000 sq ft to include dining room, spacious open plan kitchen/dining/family area. Lounge with impressive balcony. Four bedrooms, three bathrooms. Off road parking and private landscaped rear garden.

## Property details

- A very impressive new semi detached home
- Four bedrooms and three bathroom/shower rooms
- Very spacious throughout and extending in excess of 2,000 sq ft
- Large Balcony off the Impressive Lounge
- Ample off road parking
- Highly energy efficient home with an expected EPC rating of A
- Air source heat pump and solar panels, with underfloor heating to the ground floor and radiators upstairs
- Premium quality specification
- Designed to be a very low maintenance building





## About this property

Situated in a supremely convenient location within a short walking distance of all the many varied facilities available in the Town Centre including shops and services and the Metro Station, and yet in a peaceful oasis with no passing traffic.

The clients have spent hours with their architects to create a home that is both individual in design, supremely comfortable, and functional the generous specification includes top quality German kitchens with quartz working surfaces and extensive built in appliances. Beautiful bathrooms and en suites. Underfloor heating to the ground floor, and radiators to the upper floors.

As a buyer, personal customisation is available for most aspects on the final fittings, so please discuss your exact requirements with us.

The accommodation in brief comprises entrance hall, downstairs WC, dining room with bay window, spacious open plan kitchen/dining/family room with sliding patio doors onto the rear garden and access to a separate utility room.

To the first floor the landing gives access to a superb lounge with patio doors onto the spacious balcony overlooking the rear garden. The master bedroom with a dressing room area and luxury en-suite shower room.

To the second floor there are three further double bedrooms, one with an en-suite shower room and the main family bathroom.

Externally to the front there is a lawned garden enclosed by hedgerow, a driveway provides ample off road car parking. To the rear a Porcelain tiled patio area leads to a lawned area enclosed by fencing to all sides.

(Please note images used are CGI's).



**DIRECTIONS**  
M33 3DW

**COUNCIL TAX BAND**

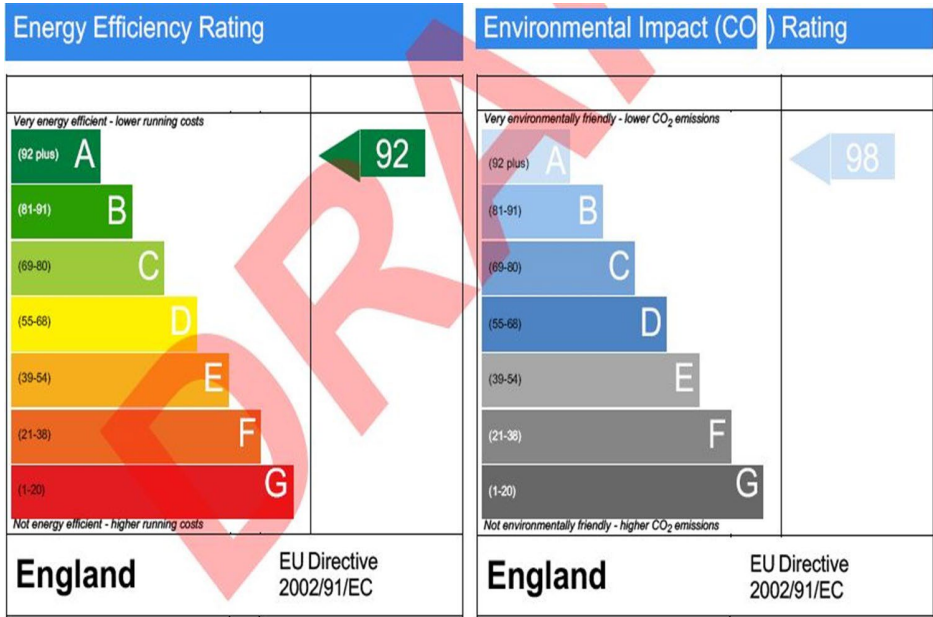
**TENURE**  
Freehold

**SERVICES (NOT TESTED)**  
Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**  
Trafford B C

**VIEWING**  
Viewing strictly by appointment.

**EFFICIENCY RATING**



**PRIMARY SOURCE OF HEATING**  
Air Source Heating

**PRIMARY ARRANGEMENT FOR SEWERAGE**  
Mains Supply

**PRIMARY SOURCE OF ELECTRICITY**  
Mains Supply

**PRIMARY SOURCE OF WATER**  
Mains Supply

**BROADBAND CONNECTION**  
Ask Agent

**ANY EASEMENTS, SERVITUDES OR WAYLEAVES?**  
No

**ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**  
No

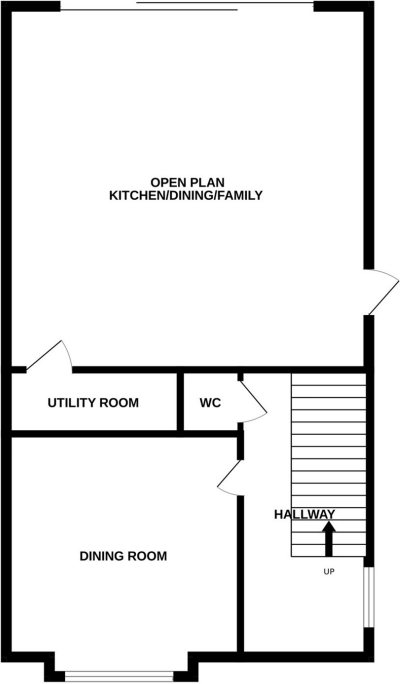
**THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**  
No

**SOURCES OF FLOODING**  
Ask Agent

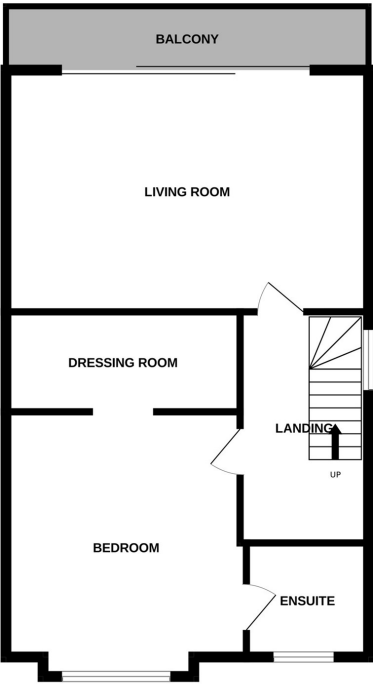
**HAS PROPERTY BEEN FLOODED IN 5 YEARS**  
No

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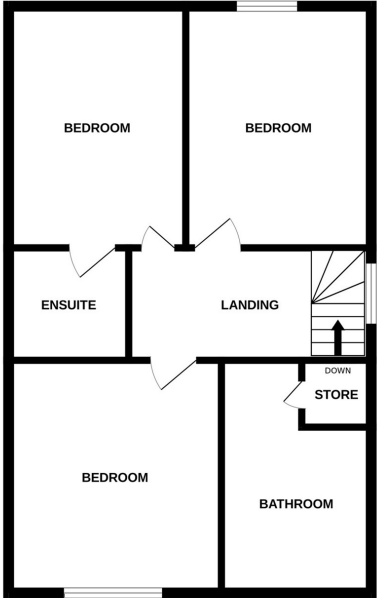
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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