



# Brookwood Avenue, Sale

Sale



Offers in Region of **£1,100,000**

# Brookwood Avenue

Sale, Greater Manchester

Stunning 4 bed detached property in charming & sought-after neighbourhood. Beautifully extended to high standard. Grand entrance hallway, spacious lounge, dining room, and stunning kitchen flooded with natural light. Four sizeable bedrooms, including en-suite. Generous gardens, close to amenities & transport links. The perfect suburban retreat.

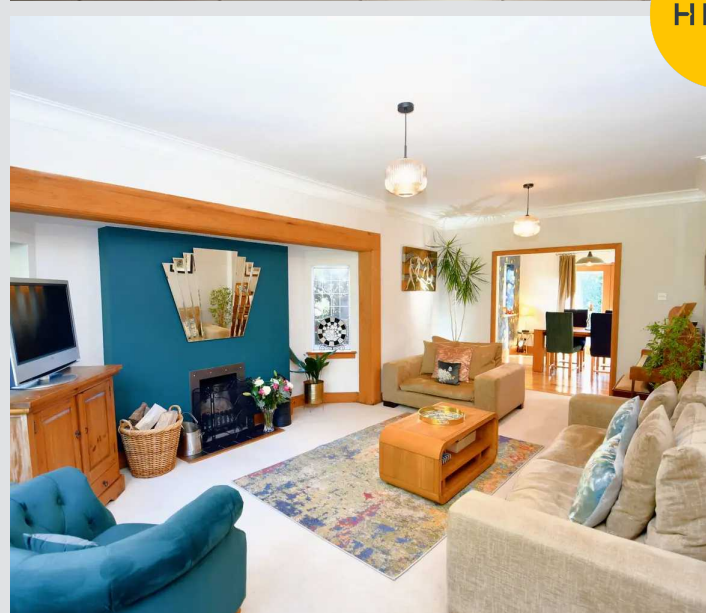
Council Tax band: G

Tenure: Freehold

- Prestigious Four Bedroom Detached Property that has been Extensively Extended to Add a Wealth of Space
- Bay-Fronted Reception Room, a Utility Room and a Downstairs W/C
- Large, 20FT Family Lounge, Flowing through to the Dining Room, with Patio Doors to the Rear
- Breathtaking, Contemporary Kitchen Featuring Floor-to-Ceiling Windows, Vaulted Ceilings and Skylights, Flooding the Room with Natural Light
- Four Sizeable Bedrooms, with a Four-Piece, Ensuite Bathroom to the Master Bedroom, and an Additional Room from the Second Bedroom that Could be Used as a Dressing Room
- Modern, Four-Piece Family Bathroom
- Driveway to the Front, and an Integral Garage, Providing Off-Road Parking for Several Cars
- Situated on a Generous Plot, the Property Benefits from Large Gardens to the Front and Rear that are Beautifully Maintained, Featuring Laid-to-Lawn Grass, Mature Plants and Trees
- Situated in a Highly-Sought After Area, Conveniently Located Within Easy Access of Transport Links Throughout Manchester, and Sale Town Centre, with a Plethora of Shops, Restaurants and Cafes
- Great Family Location, Close to Well-Regarded Schools, Both Local authority and Preparatory, and Well-Kept Parks



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### Entrance Hallway

A spacious and welcoming entrance hallway that is bright and airy sets the scene for the natural tones seen throughout the property. Multiple inset spot lights and carpet flooring. Stairs lead up to the 1st floor.

### Guest W.C

5' 9" x 4' 11" (1.74m x 1.49m)

Low level W.C and a hand wash basin. Wall mounted light point, wall mounted radiator and vinyl flooring.

### Lounge

13' 5" x 11' 1" (4.08m x 3.38m)

Multiple inset spot lights, double glazed bay window to the front elevation and a wall mounted radiator.

### Lounge

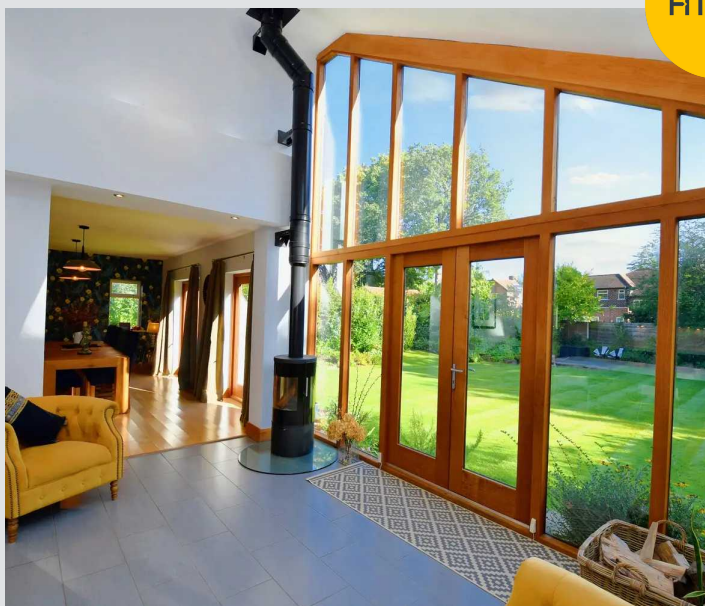
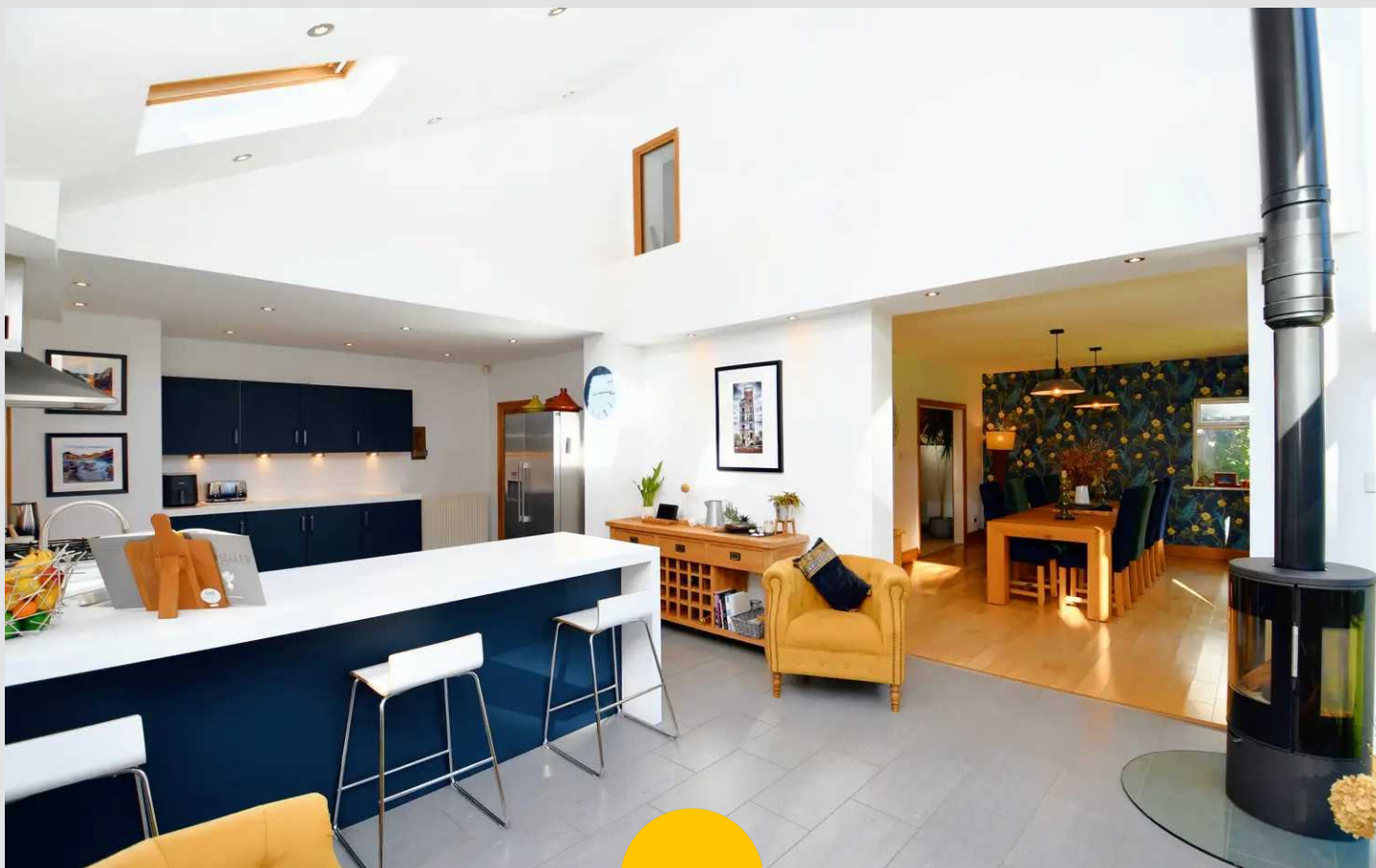
20' 4" x 13' 6" (6.19m x 4.12m)

Measuring over 20ft in length the family lounge comes complete with two ceiling light points, three double glazed windows, wall mounted radiator and carpet flooring. Gas fire.

### Dining Room

19' 4" x 11' 11" (5.90m x 3.64m)

A spacious dining space ideal for families and entertaining that flows into the kitchen. The room comes complete with two ceiling light points, double glazed window and a wall mounted radiator. Two sets of patio doors open onto the stunning rear garden.



### Garage

18' 8" x 8' 10" (5.69m x 2.69m)

Ceiling light point and up and over door.

### Utility Room

6' 10" x 6' 2" (2.09m x 1.88m)

Ceiling light point and space for a washer and dryer. Tiled walls.

### Kitchen Diner

22' 9" x 14' 1" (6.94m x 4.28m)

The focal point of the house and complete with vaulted ceiling and floor to ceiling windows filling the room with natural light and overlooking the rear garden. Fitted with a stunning range of wall and base units with contrasting work surfaces and an integral sink. Integrated gas hob with extractor hood over and two ovens. Integrated dishwasher and space for a fridge and freezer. Wood burner. Tiled floor. Inset spot lights, three double glazed windows to the side elevation and multiple skylights fill the room with natural light. Within the floor to ceiling windows are patio doors that open onto the rear garden.

### Landing

Inset spot lights, double glazed window and carpeted flooring.

### Master Bedroom

15' 10" x 12' 10" (4.82m x 3.92m)

A generous master bedroom that comes with two ceiling light points, wall mounted radiator and a double glazed window. Carpeted flooring. Inset space for storage.

### Bedroom Two

13' 11" x 11' 1" (4.25m x 3.39m)

Ceiling light point, double glazed bay window to the front elevation, wall mounted radiator and carpeted flooring.

### Dressing Room

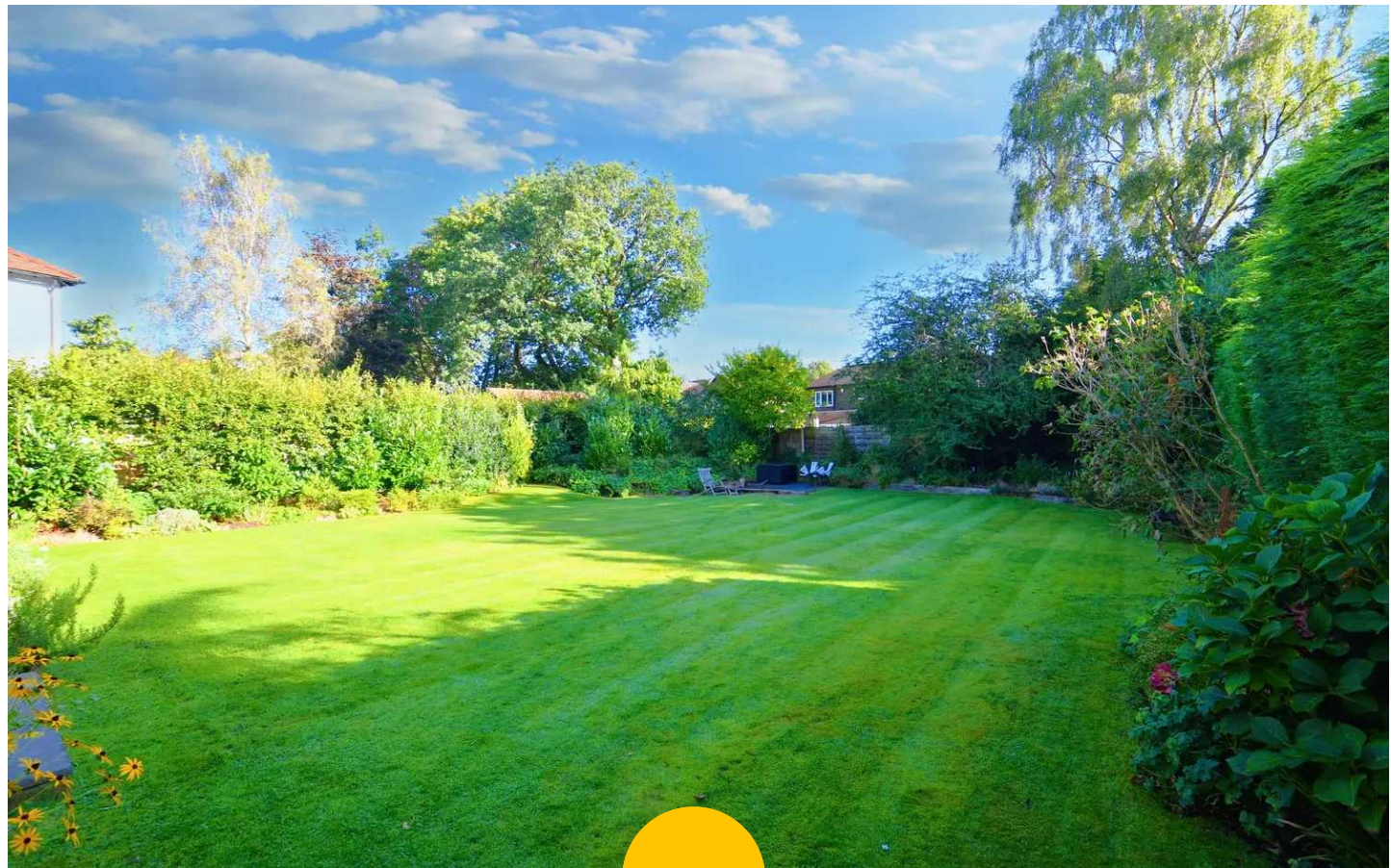
13' 7" x 5' 5" (4.14m x 1.65m)

Used as a dressing and storage room, the room comes with a wall mounted light point, two double glazed windows, a wall mounted radiator and carpeted flooring.

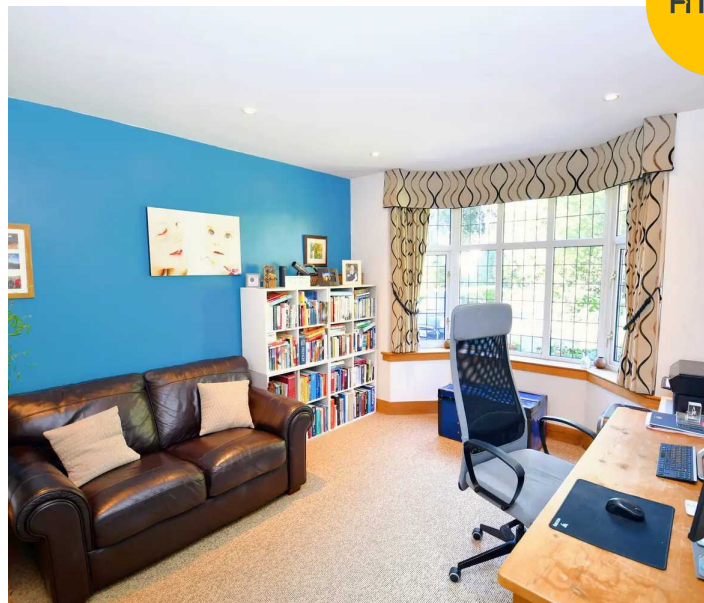
### Bedroom Three

15' 11" x 7' 5" (4.84m x 2.27m)

Two ceiling light points, wall mounted radiator and a



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### Dressing Room

13' 7" x 5' 5" (4.14m x 1.65m)

Used as a dressing and storage room, the room comes with a wall mounted light point, two double glazed windows, a wall mounted radiator and carpeted flooring.

### Bedroom Three

15' 11" x 7' 5" (4.84m x 2.27m)

Two ceiling light points, wall mounted radiator and a double glazed window. Carpeted flooring.

### Bedroom Four

10' 1" x 7' 8" (3.08m x 2.33m)

Ceiling light point, double glazed window, wall mounted radiator and carpeted flooring.

### Ensuite

11' 9" x 6' 2" (3.58m x 1.89m)

Fitted with a four piece suite that includes a shower cubicle, bath, low level W.C and a pedestal hand wash basin. Ceiling light point, inset spot lighting and part tiled walls. Laminate tile effect flooring.

### Bathroom

10' 2" x 6' 11" (3.11m x 2.11m)

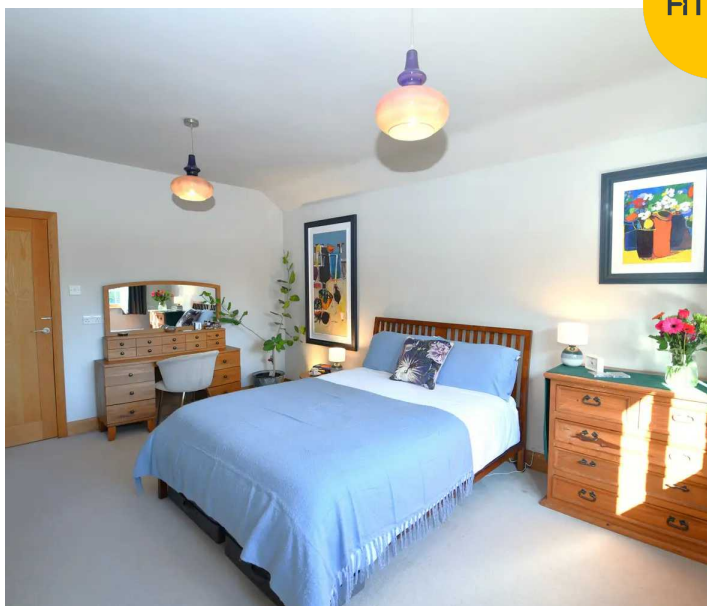
Fitted with a modern, four piece white suite that includes a paneled bath, separate corner shower, low level W.C and a hand wash basin. Multiple inset spot lights, vinyl flooring and part tiled walls. Double glazed window.

### Externally

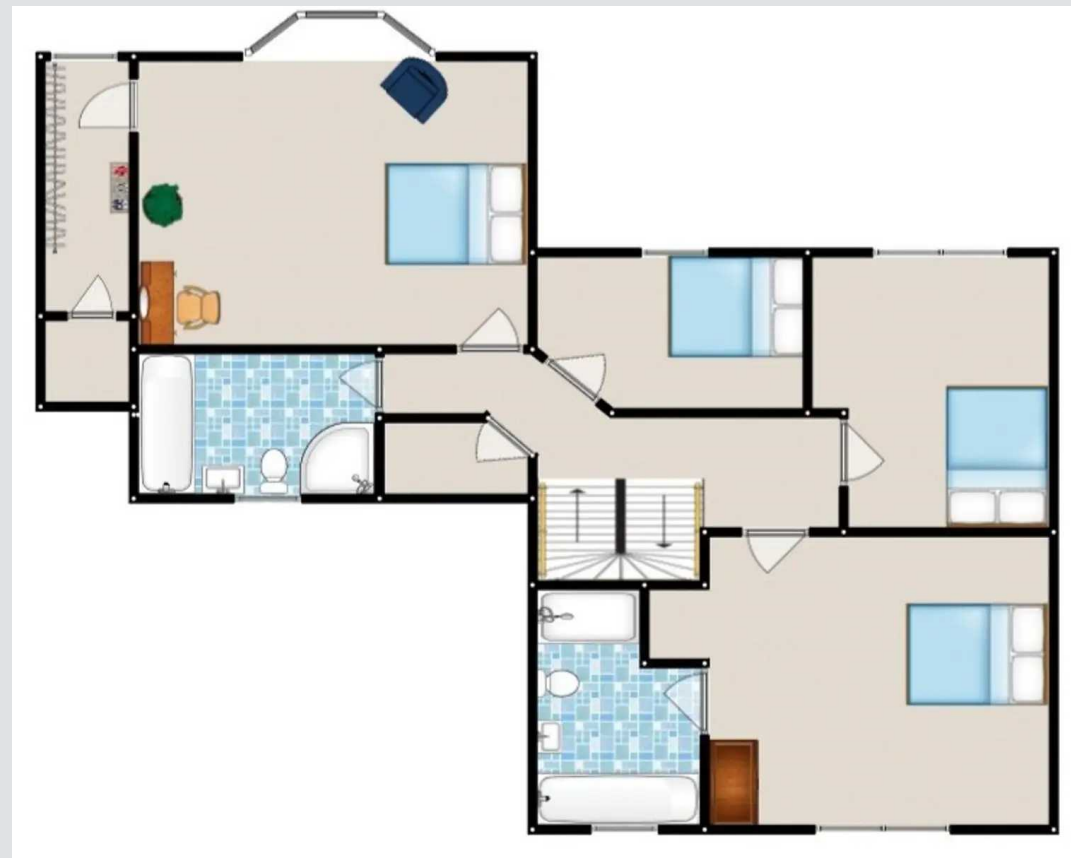
The property is nestled in a quiet, sought-after cul-de-sac, benefitting from both a driveway and an integral garage providing off-road parking for several cars. The property also features generous, mature gardens to the front and rear, featuring laid-to-lawn grass, mature plants and trees.



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