



ASHWORTH HOLME
The Fixed Fee Estate Agents



£775,000

DESCRIPTION

AH

5 BROOKLANDS CRESCENT M33 3NB

£775,000

****WATCH OUR VIDEO TOUR**** AN OUTSTANDING EXAMPLE OF A BEAUTIFULLY PRESENTED VICTORIAN SEMI-DETACHED WHICH FORMS PART OF A QUIET BACKWATER CLOSE TO BROOKLANDS METROLINK AND SALE GRAMMAR SCHOOL. THIS INCREDIBLE FAMILY HOME BOASTS OVER 2700 SQFT OF IMMACULATE LIVING SPACE ARRANGED OVER FOUR FLOORS AND MUST BE VIEWED IN ORDER TO BE APPRECIATED. This sensational property benefits from a stunning entrance hallway complete with ornate original features, large open plan living/dining kitchen, converted cellars, breathtaking master bedroom serviced by an en-suite bathroom and a generous rear garden not overlooked by neighbouring properties. The property forms part of Brooklands Crescent a little known and leafy backwater located off Marsland Road which puts the property within easy walking distance of Brooklands Metrolink, Sale Grammar School and Sale Town Centre. In brief the accommodation briefly comprises: Entrance hallway, lounge with bay window and a spacious open plan living/dining kitchen. To the first floor there are three generous double bedrooms including the master bedroom which is serviced by a beautifully appointed en-suite shower room complete with freestanding bath and his and hers sinks. There is also a separate family bathroom which has been fitted with a white three piece suite. To the second floor there is a substantial loft room with skylight windows. To the lower ground floor the cellars have been partially converted and feature a further double room, shower room/WC, snug/TV room and a useful separate utility which also gives direct garden access. Externally to the rear the SOUTH FACING garden is mainly laid to lawn with raised flower beds, mature trees and an initial patio area for dining during the summer months. To the front there are further beautifully maintained gardens and a gated driveway providing ample off road parking.



KEY FEATURES

AH

- Four bedroom Victorian Semi-Detached
- Presented to the highest of standards
- 2700 SqFt of living space over 4 floors
- Large and private South Facing rear garden
- Quiet location
- Close to amenities & transport links
- Master bedroom with En-Suite bathroom
- Open plan living/dining kitchen



KEY FEATURES

AH



'A rare opportunity to acquire this stunning and beautifully presented 2500 SqFt Victorian semi-detached which forms part of a little known and quiet backwater close to local amenities and transport links'



DIMENSIONS

AH

Ground Floor

Entrance Hallway

Lounge

16'2" x 12'8"

Living/Dining Kitchen

24'3" x 18'8"

First Floor

Landing

Master Bedroom

13'4" x 12'6"

En-Suite Bathroom

13'4" x 5'8"

Bedroom Two

12'0" x 11'10"

Bedroom Three

11'10" x 11'7"

Family Bathroom

6'4" x 7'6"

Second Floor

Converted Loft

22'3" x 18'3"

Lower Ground

Bedroom Four

16'2" x 12'5"

Shower Room

9'4" x 5'9"

Snug/TV Room

11'10" x 11'9"

Utility

11'10" x 11'9"

Externally

Rear Garden

Front Garden

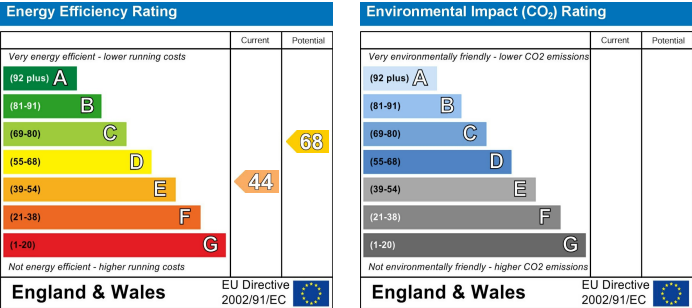
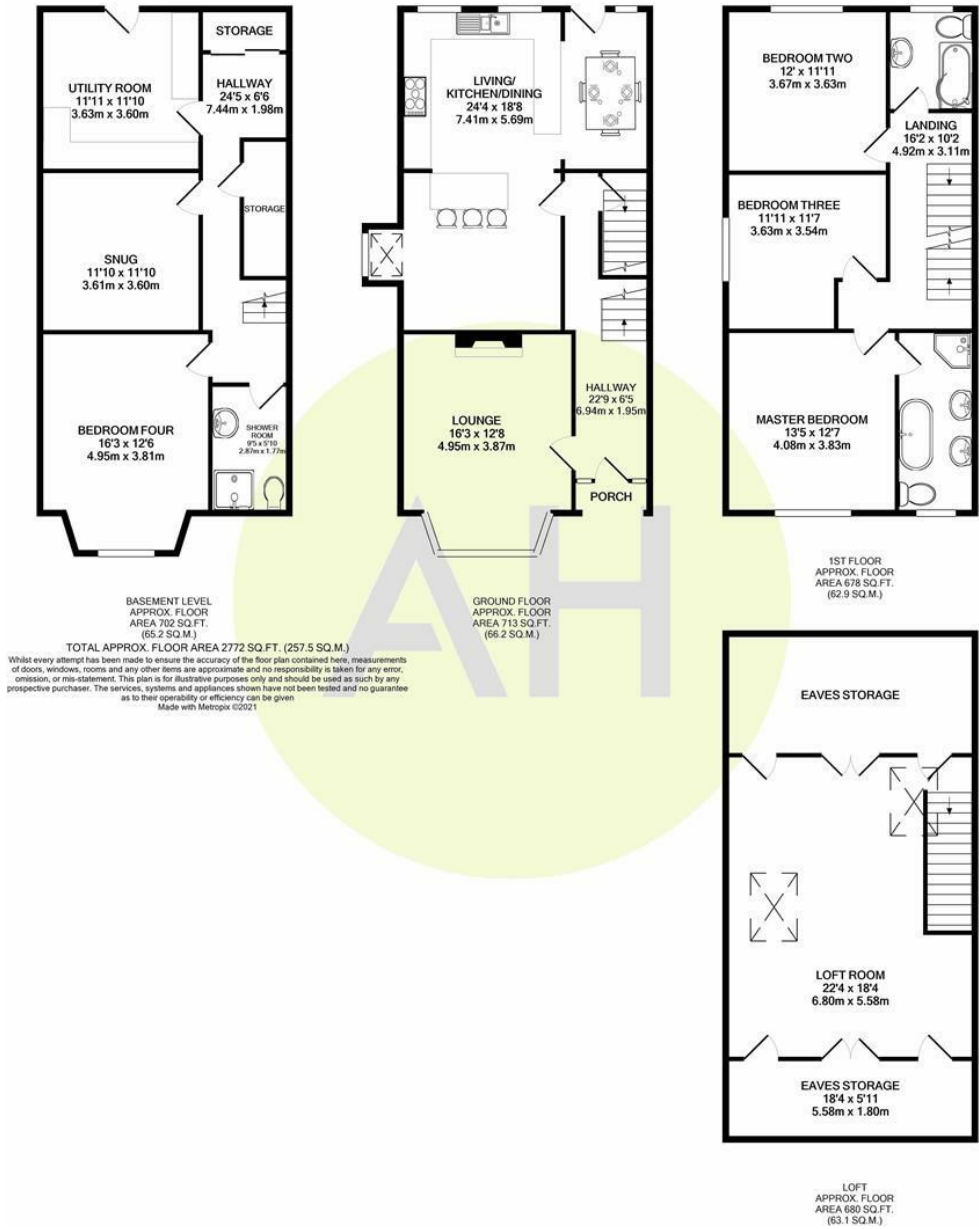
Driveway



LOCATION

Sale is a vibrant town, having a good choice of local stores with both Tesco and Sainsbury's represented along with M&S Food. There are a good number of restaurants and eateries within walking distance and many more a short drive away. The M60 Manchester orbital motorway passes conveniently along the northern boundary of the town and a number of nearby junctions provide easy access to the remainder of the North West Motorway Network. The Trafford Centre with Selfridges, Debenhams, John Lewis and Marks & Spencer, along with a huge variety of clothing and other stores with its Multiplex Cinema Complex, is within easy reach. Manchester City Centre with its regional facilities including theatre and arts, as well as specialist shopping is also close by as is Manchester International Airport with its many worldwide direct connections. Trafford MBC is well known for its excellent education facilities and there are several good schools situated nearby.

FLOOR PLANS



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHOLME.CO.UK
WWW.ASHWORTHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.