



**GASCOIGNE
HALMAN**

Cranleigh Drive, Brooklands, Sale
Asking Price £500,000

THE AREA'S LEADING ESTATE AGENCY



Recently Fully Renovated and Modernised Three-Bedroom, Extended Semi-Detached House on Cranleigh Drive with Large Rear Garden, Integral Garage, Driveway Parking, and No Onward Chain. A Perfect Family Home in Brooklands, Sale. Within Easy Reach of Manchester City Centre, Sale and Altrincham, Manchester Airport and Metrolinks.

Property details

- Fully Renovated and Modernised Throughout
- Driveway Parking Behind Wrought Iron Gates
- Three Spacious Bedrooms
- Solar Panels, Full Rewire, Re-roofing and Repointing
- Large Integral Garage
- Available with No Onward Chain
- Within Convenient Reach of Manchester Airport and Metrolinks, Sale and Altrincham and Motorway Connections
- Large Rear Garden and Potential for an Outhouse
- Three Reception Areas



About this property

Situated on Cranleigh Drive in the desirable Brooklands area of Sale, this recently renovated and modernised, extended three-bedroom semi-detached house offers an exceptional opportunity for discerning buyers. Presented to a high standard throughout, the property features a canopy over the front door with lighting, three spacious bedrooms, a modern bathroom plus downstairs W/C, and three versatile reception areas, providing ample living space for families and entertaining.

The current owners have extensively refurbished the property with a full rewire, new fascias and guttering, re-roofing and repointing. They have also installed solar panels, new carpeting, a modern fitted kitchen with under-cabinet lighting benefitting from integrated Bosch oven and combi-microwave, plus a dishwasher and space for a washer/dryer. The property also benefits from gas central heating and double glazing throughout.

The property has been extended and has potential for further extension above the garage. The large integral garage compliments the block paved driveway parking secured behind wrought iron gates, ensuring convenience and security. The substantial rear garden benefits from a large paved area, ideal for outdoor dining and entertainment. The garden presents excellent potential for an outhouse or additional outdoor living space, ideal for those seeking room to expand or enhance their home environment.

Offered as a freehold property with no onward chain, this residence combines contemporary living with practical benefits in a sought-after location. Cranleigh Drive represents a compelling proposition for buyers looking to acquire a well-appointed family home in Brooklands.







DIRECTIONS

M33 3PS

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

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

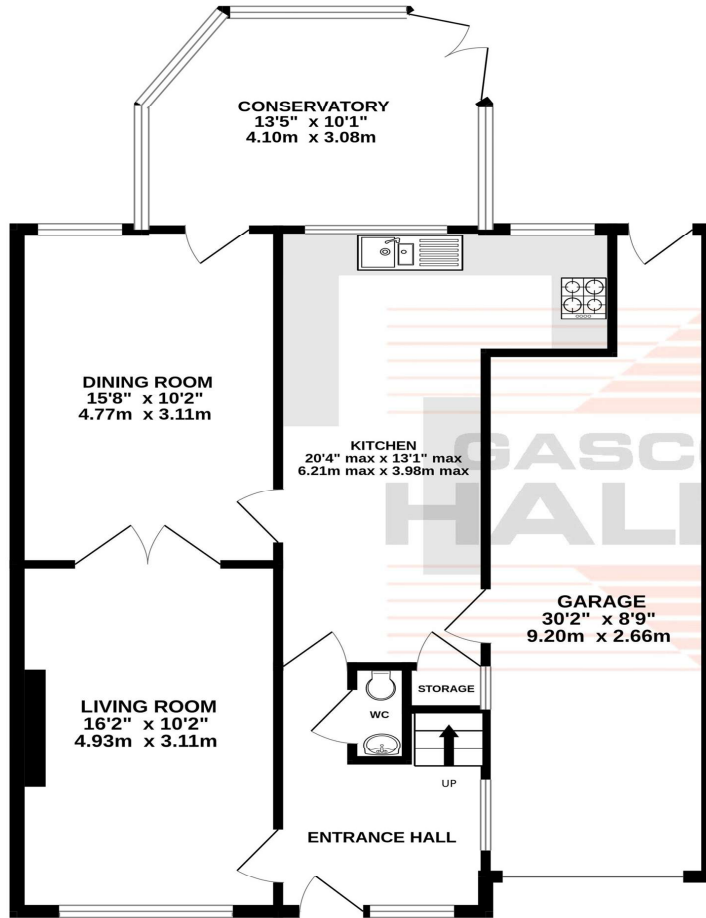
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

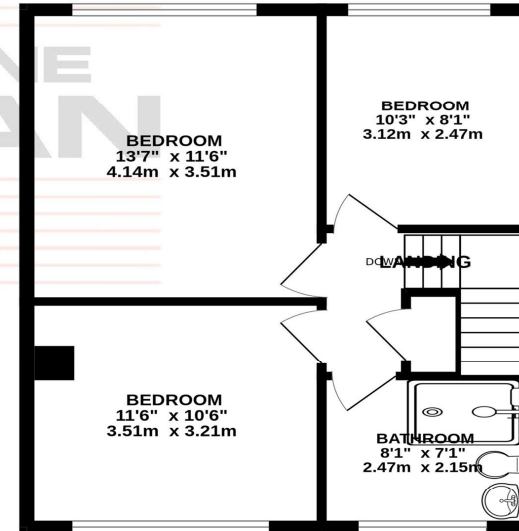
No

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.

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.3 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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