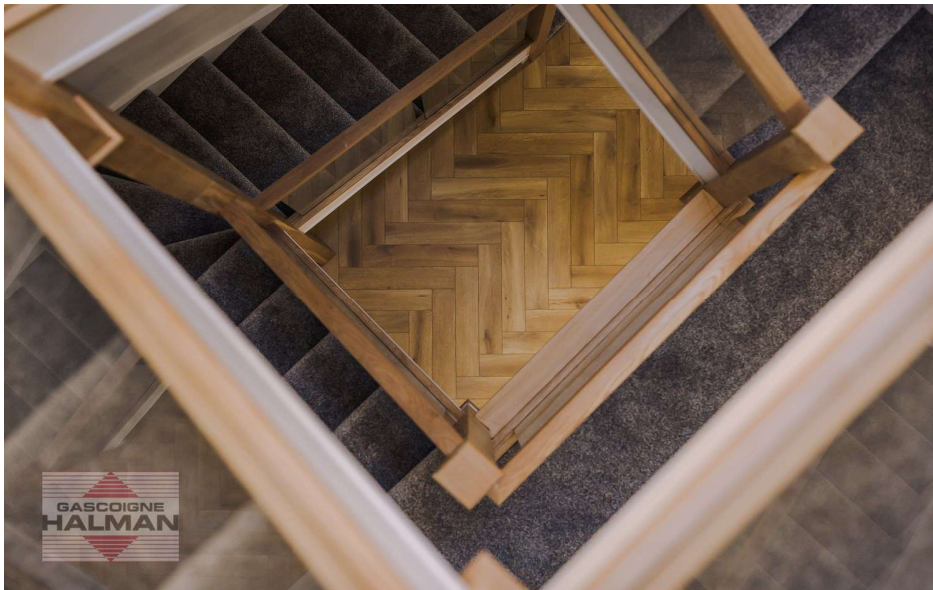




**GASCOIGNE
HALMAN**

9 Brooklands Crescent, Sale
Guide Price £975,000

THE AREA'S LEADING ESTATE AGENCY



A select development of two elegant contemporary new build homes, with impressive open plan living and five generous bedrooms, enjoying circa 2,350 sqft over three floors, with an intelligent high quality and eco-friendly build specification, occupying an exclusive back water location close to Sale town centre, and only a short stroll to Brooklands Metrolink, Sale Grammar school, and key local amenities. EPC Rating: A.

Property details

- Select Development Of Two Contemporary Eco-Friendly New Build Homes - EPC Rating A
- Open Plan Living & Five Generous Bedrooms
- Circa 2,350 Sqft Over Three Floors
- Tucked Away On The Popular Brooklands Crescent
- High Specification Throughout - Spacious Feel With Increased Floor To Ceiling Height
- Close To Excellent Transport Links, Local Schools & Amenities



About this property

Nestled away in an idyllic secluded position at the top of Brooklands Road, an exclusive development of two new build homes, designed by award winning Kitson Architecture for modern family living, with a wealth of impressive and meticulously designed accommodation of circa 2,350 sqft, with an immaculate contemporary theme twinned with a intelligently crafted and eco-friendly and efficient specification at heart, occupying a fine position close to Brooklands Metrolink, Sale Grammar school, Sale town centre and idyllic canal walks.

Each home enjoys handsome brick and sandstone elevations with a commanding central apex, and generous block-paved driveways to the front, upon entry via the attractive composite door is a welcoming galleried entrance hall extending to the rear with striking oak staircase and stylish herring-bone style LVT flooring. The tone setting hallway provides access to a generous separate living room, cloakroom/ w/c, and leads to the main hub of the home; the open plan living/ dining kitchen. With a beautiful and stylish 'Kutchen-Haus' fitted German kitchen complete with a range of base and wall units, with contrasting stone tones, glass detailing, feature island with elevated breakfast bar, quartz work surfaces with waterfall effect, and quality integrated Neff and Elica appliances, whilst boasting a generous living and dining area, with full width bi-folding doors and feature atrium skylight. There is also a useful utility room with side door access.

To the first floor, via the impressive galleried landing and striking oak staircase, are three well sized bedrooms, with the principal bedroom located to the front of the house with floor-to-ceiling feature window, and enjoying dressing room and an immaculate ensuite shower room with stylish contrasting tiles surfaces, whilst there is also a generous four-piece family bathroom complete with standalone contemporary bath tub and impressive contrasting tile surfacing.

To the second floor are a further two bedrooms, including a substantial full width second bedroom complete with striking vaulted ceiling feature, and an immaculate bathroom with standalone bathtub and stylish gold detailing.

Externally the home enjoys a generous plot with a large block paved driveway to the front, whilst to the rear is a well sized landscaped garden, with large lawned garden, stone patio area, and fenced borders.

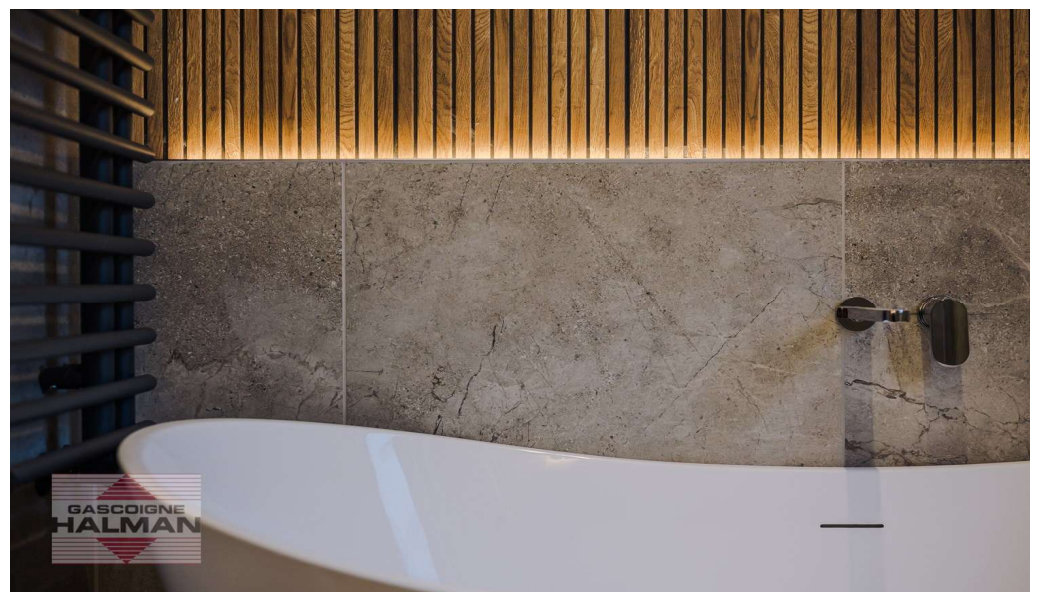
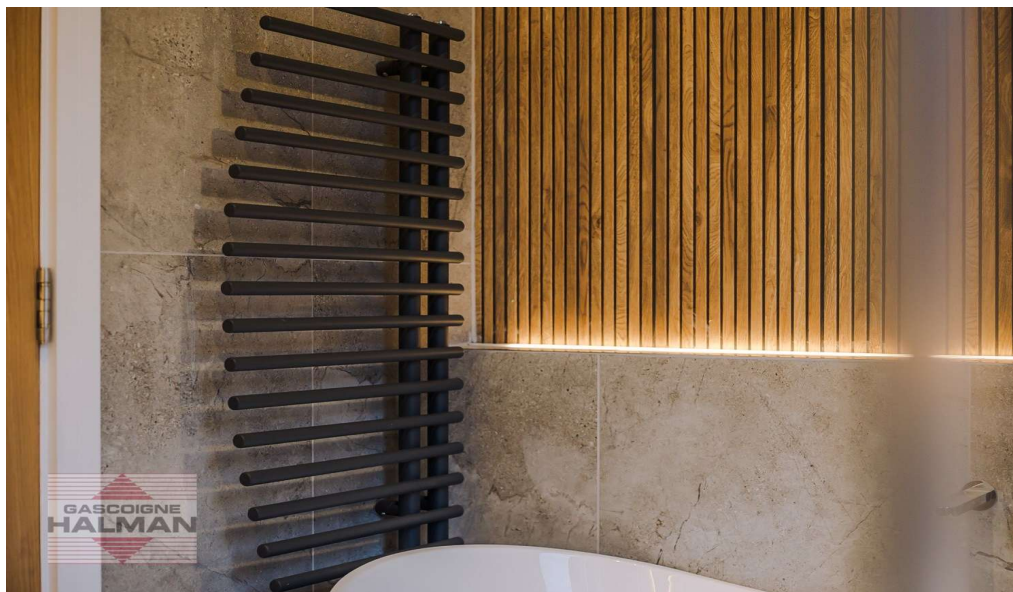
The home boasts superstructure is high thermal efficiency from eco-friendly Supahome by Maple Ltd, with a rare EPC A rating, with a range of modern benefits including solar panels, EV charging and a Worcester Bosch boiler with long-term 12-year warranty. The home is also subject to a 10-year build warranty.





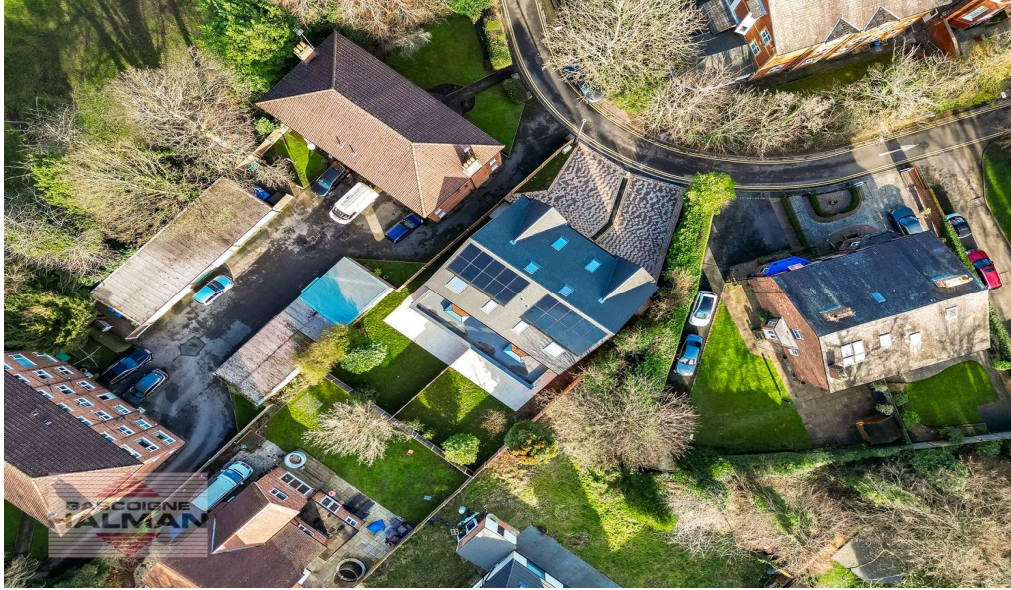














DIRECTIONS

M33 3NB

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

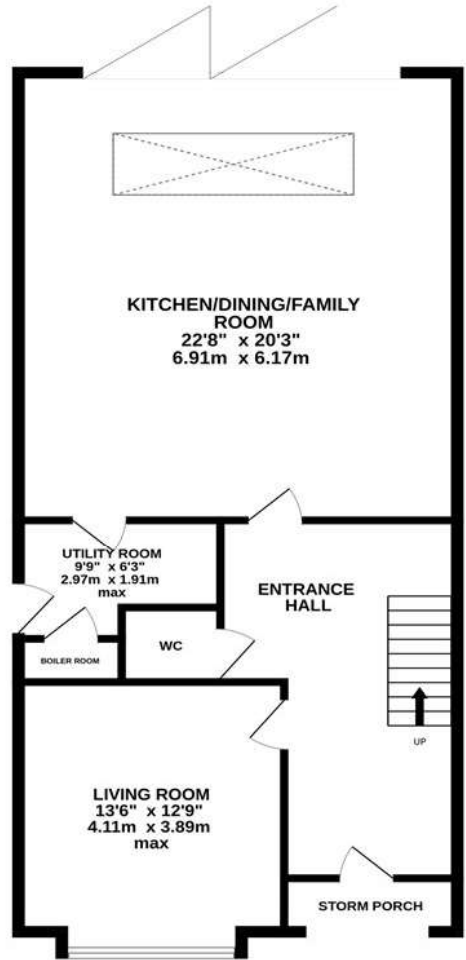
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

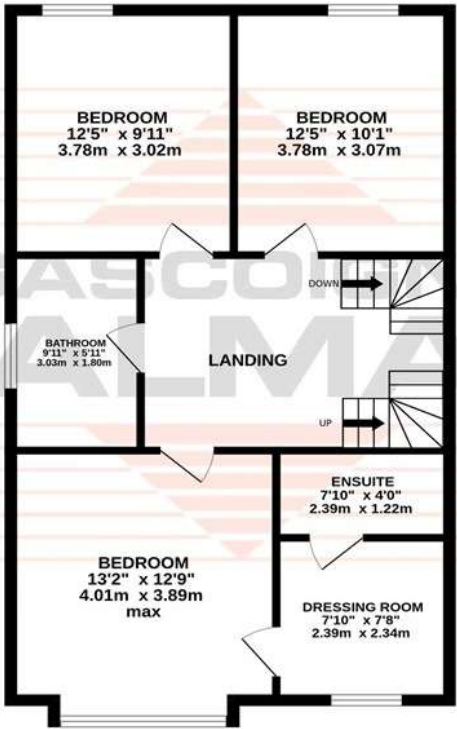
Ask Agent

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.

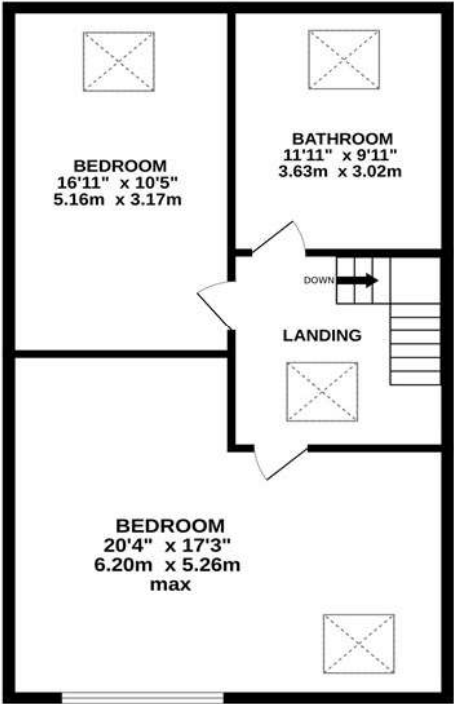
GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



2ND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 2347 sq.ft. (218.0 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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THE AREA'S LEADING ESTATE AGENCY

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