



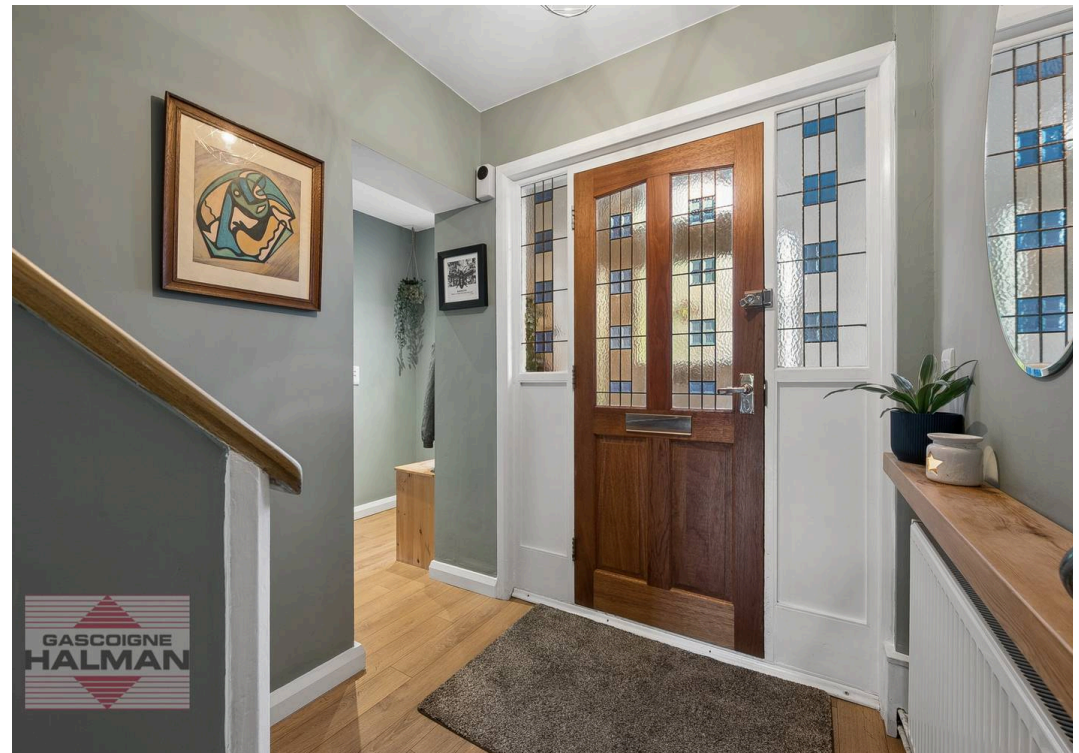
53 Westmorland Road, Sale

Sale

Offers over £950,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



53 Westmorland Road

AN EXCITING AND RARE OPPORTUNITY TO PURCHASE THIS DETACHED FAMILY HOME WITH A BALCONY VIEW OVER BROOKLANDS SPORTS AND HEALTH CLUBS. An outstanding and generous detached family residence, occupying a substantial secluded corner plot, with an intelligently remodelled design including four double bedrooms, three bath/shower rooms, and a superb living/ dining kitchen, set within easy reach of Sale, Brooklands Primary, Sale Grammar, Brooklands Met, and Brooklands Health Club.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- A Substantial And Intelligently Remodelled Detached Family Residence
- Set In a Generous Private Landscaped Corner Plot
- Close To Brooklands Primary, Sale Grammar And Popular Schools
- Open Plan Living/ Dining Kitchen With Utility Room
- Four Spacious Double Bedrooms With Impressive Master Suite With Large Balcony
- Enjoying Idyllic Views And Open Aspect Over Local Sports Field
- Boasting A Useful Home Office With Bifolding Doors To The Garden
- Within Easy Reach Of Sale, Useful Transport Links and Local Amenities
- Inside-Out Living With Doors Opening Out To The Garden Or Balcony In Five Rooms
- An Expansive 'Erhardt' Wrap-Around Veranda With Remote Controlled Outdoor Heaters



53 Westmorland Road

Sale

Set within an extensive secluded corner plot within a prime setting on the ever-popular 'Lakes' estate in Sale, an exceptional and substantially extended four-bedroom detached residence, having been thoughtfully enhanced and intelligently remodelled to create a truly outstanding family home, with ease of access to popular primary and secondary schools (including Brooklands Primary and Sale Grammar), key transport links, useful amenities, and backing onto 'Brooklands Health Club'.

The generous double fronted house enjoys an unassuming frontage that gives way to an expansive and versatile interior, where a blend of contemporary detailing, and intelligently designed practical family living is immediately apparent. Upon entering, you are welcomed by a spacious hallway leading to two generous reception rooms, a front facing bay-fronted sitting room with inbuilt alcove storage, and a large living room with double doors leading to the garden.

The heart of the home is the expansive living and dining kitchen, meticulously remodelled to provide an inviting family hub, with a wealth of attractive base and wall units and peninsula-style island, under-floor heating, plus direct access to the rear garden via bi-folding doors. There is also a large utility room, boot room area, and a useful ground floor shower room with electric shower.





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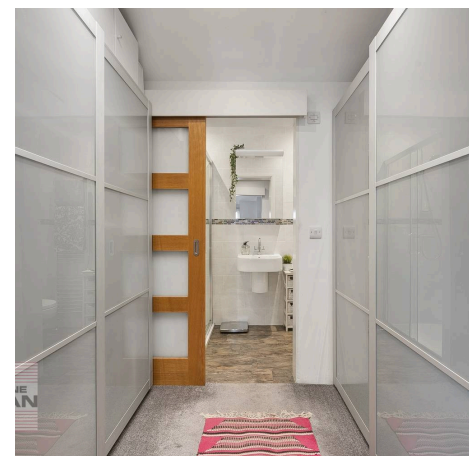
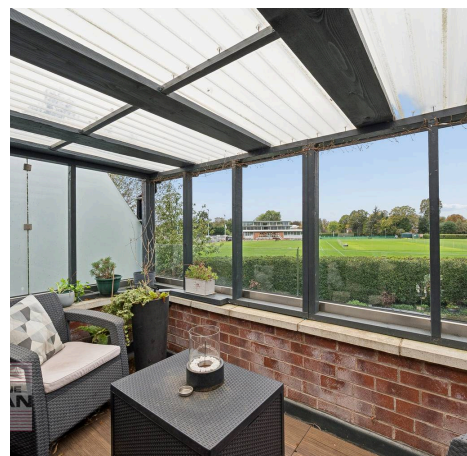
Upstairs, the first floor boasts four well-proportioned double bedrooms, each thoughtfully designed to provide ample space, with a wealth of intelligently placed light tunnels. The impressive master suite is a particular highlight, featuring a large bedroom, walk-in wardrobe, modern refitted ensuite, and a large balcony that presents sweeping views over the nearby sports field, creating a tranquil retreat within the home. There is also a modern family bathroom finished to a high standard.

Externally the home enjoys a highly private substantial corner plot, with a generous lawned garden, large sweeping patio boasting a German engineered 'Erhardt' wrap-around veranda with two remote controlled outdoor heaters, idyllic Pergola covered seating/ games area, feature astroturf lawned centre currently housing an outdoor pool, a charming wildlife pond, mature planting scheme with enveloping hedging, a useful rear gate, and a versatile detached part-converted garage.

The part-converted detached garage boasts a superb garden room/ office complete with bi-folding doors, electric underfloor heating, direct Cat 6 Ethernet cable to house router, L-shaped oak worktop, drawers and shelves, providing an ideal solution for those seeking flexible work-from-home arrangements. There is also a fob-controlled roll over door to the front of the garage with generous storage room.

To the front is a large driveway with mature planting scheme, and providing scope to convert further if more parking is required.

The property benefits from numerous enhancements including a full rewire in 2014, whilst there are also two useful lofts both accessed via drop-down loft ladders.

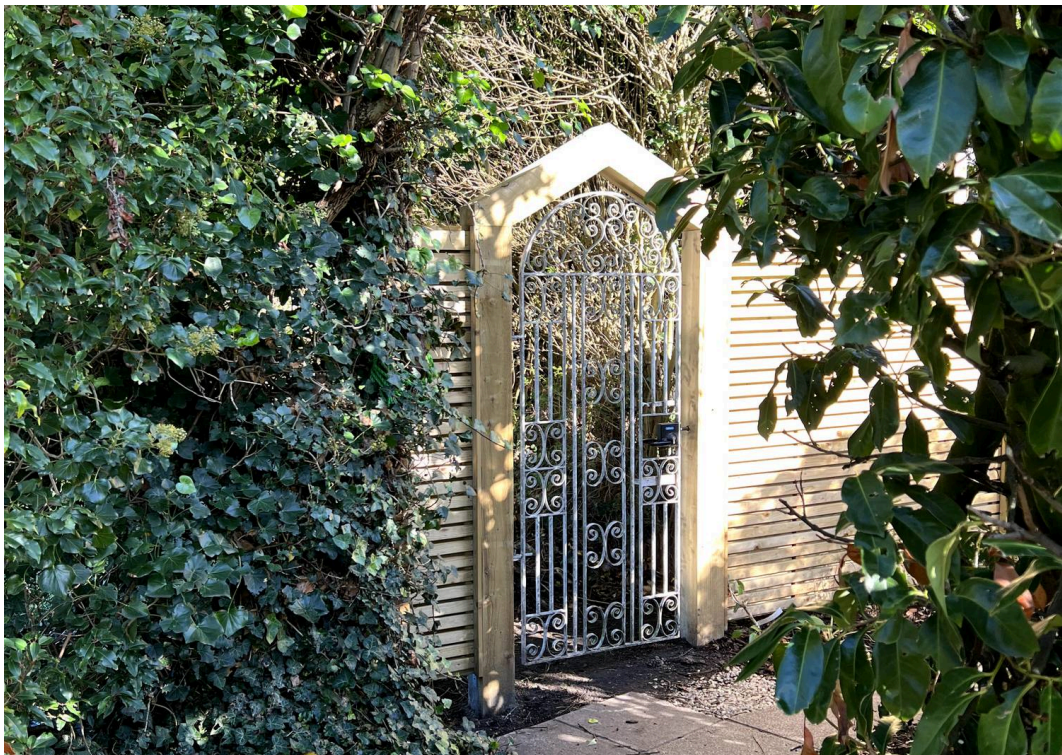








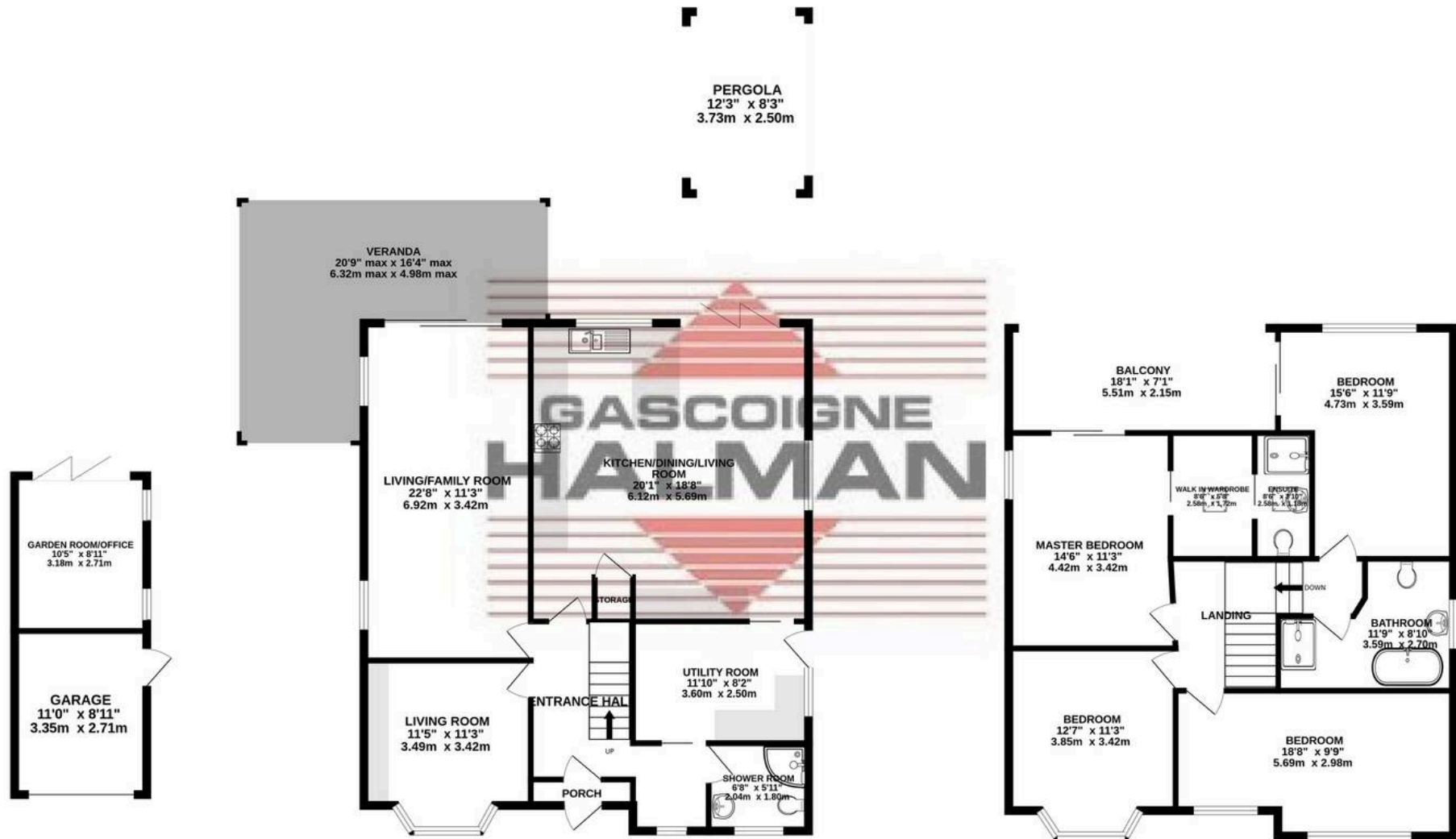




Historic shot showing an uncovered balcony, should that option be preferred

GROUND FLOOR
1290 sq.ft. (119.9 sq.m.) approx.

1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.7 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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