



9b Highfield Avenue

Sale

£1,100,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

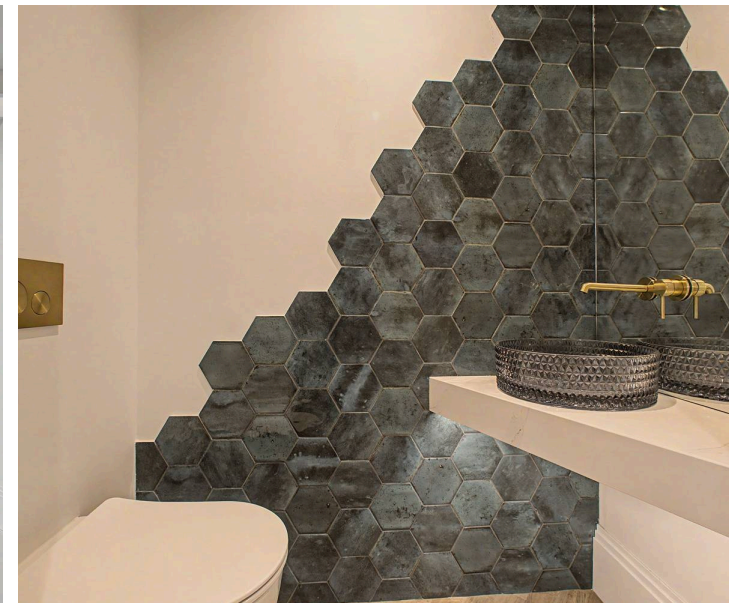
A unique new development by Amanda James Homes, local developers with a real eye for detail. A large semi detached over three levels, offering accommodation in excess of 2,000 sq ft to include dining room, spacious open plan kitchen/dining/family area. Lounge with impressive balcony. Four bedrooms, three bathrooms. Off road parking and private landscaped rear garden. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Highly energy efficient home with an EPC rating of A
- Very spacious throughout and extending to in excess of 2,000 sq ft
- Four bedrooms and 3 bathroom/shower rooms
- Air source heat pump and solar panels, with underfloor heating to the ground floor and radiators upstairs
- A very impressive new development of just five homes
- Large Balcony off the Impressive Lounge
- Designed to be a very low maintenance building
- Premium quality specification



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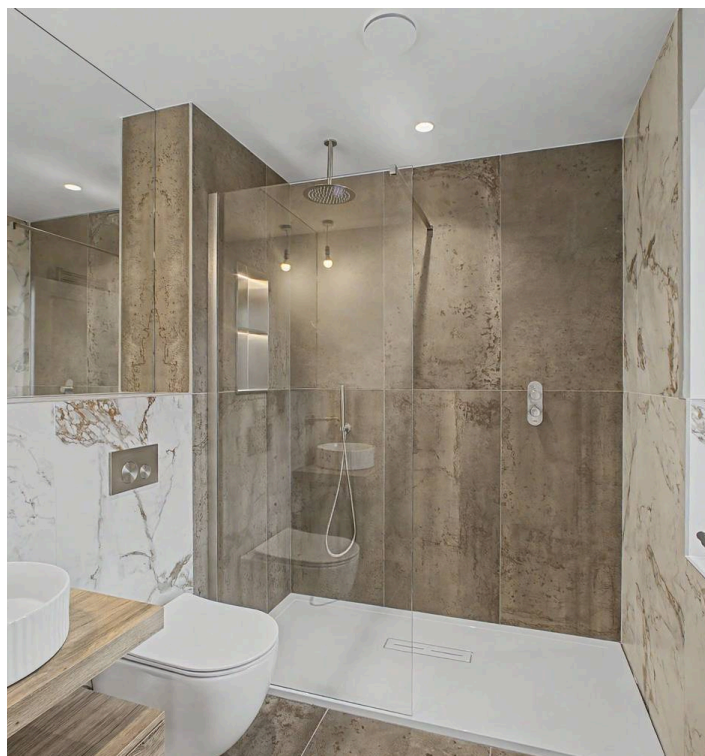
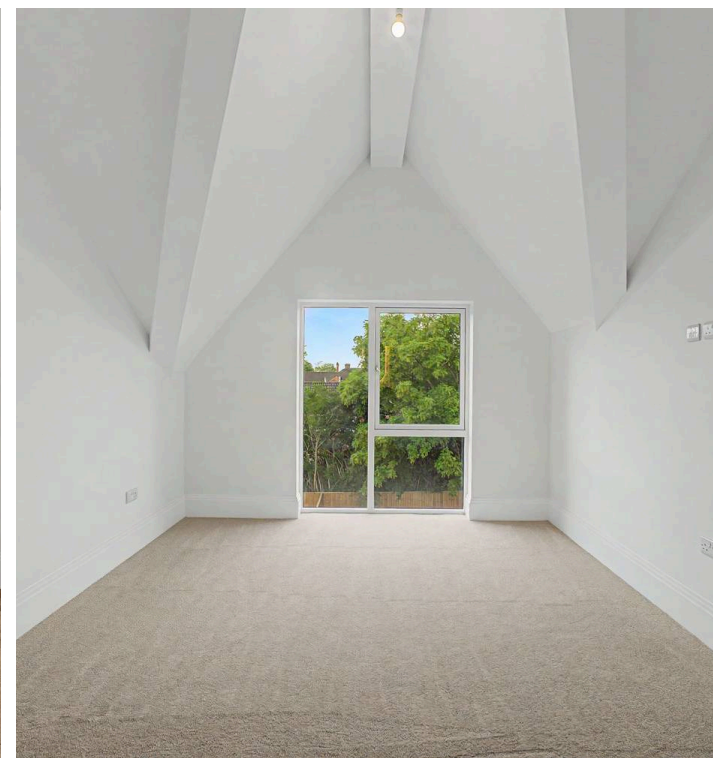
Sale

Situated in a supremely convenient location within a short walking distance of all the many varied facilities available in the Town Centre including shops and services and the Metro Station, and yet in a peaceful oasis with no passing traffic.

The clients have spent hours with their architects to create a home that is both individual in design, supremely comfortable, and functional the generous specification includes top quality German kitchens with quartz working surfaces and extensive built in appliances. Beautiful bathrooms and en suites. Underfloor heating to the ground floor, and radiators to the upper floors.

As a buyer, personal customisation is available for most aspects on the final fittings, so please discuss your exact requirements with us.

The accommodation in brief comprises entrance hall, downstairs WC, dining room with bay window, spacious open plan kitchen/dining/family room with sliding patio doors onto the rear garden and access to a separate utility room.





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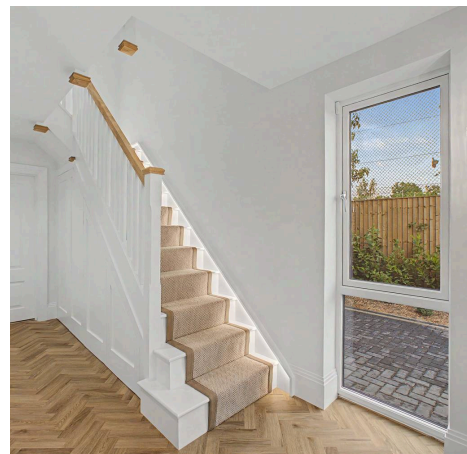
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To the first floor the landing gives access to a superb lounge with patio doors onto the spacious balcony overlooking the rear garden. The master bedroom with a dressing room area and luxury en-suite shower room.

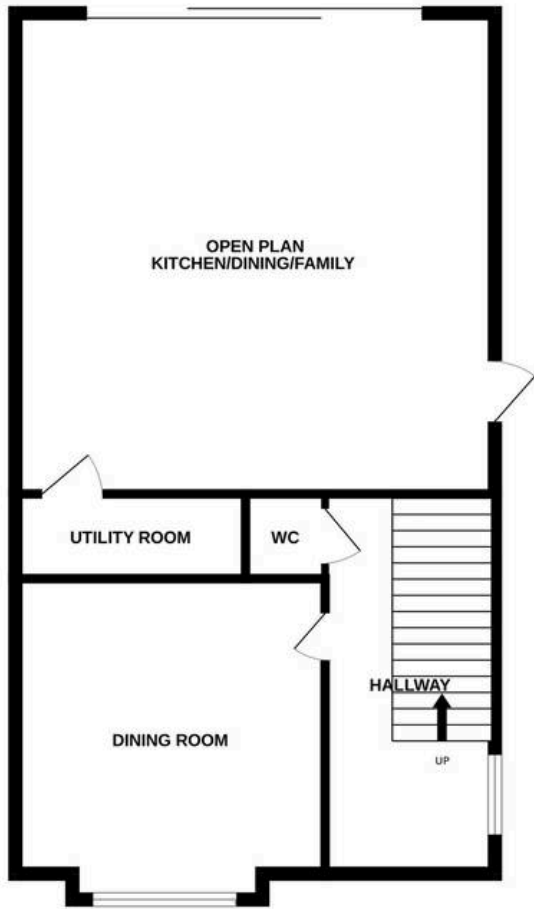
To the second floor there are three further double bedrooms, one with an en-suite shower room and the main family bathroom.

Externally to the front there is a lawned garden enclosed by hedgerow, a driveway provides ample off road car parking. To the rear a Porcelain tiled patio area leads to a lawned area enclosed by fencing to all sides.

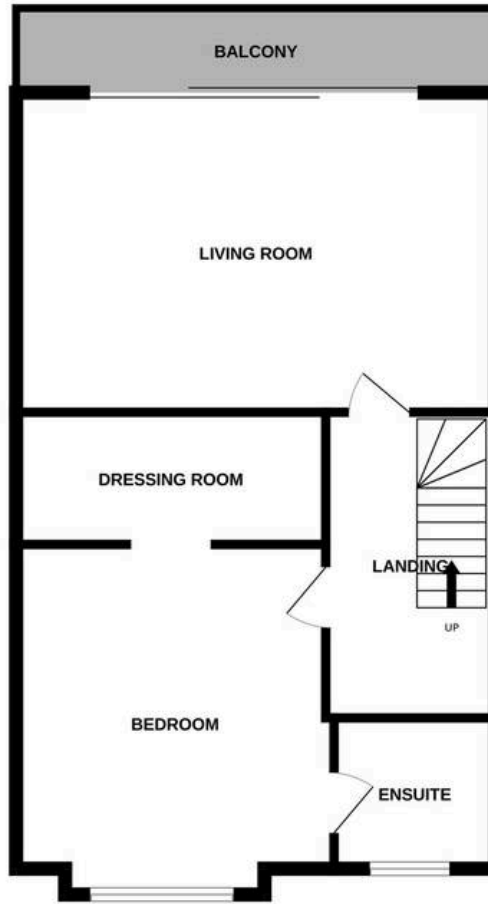
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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