



22 Meadway

Sale

Guide Price £900,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



22 Meadway

Sale

Set within a substantial beautifully maintained corner plot, is this impressive, largely extended and generous detached family home, being positioned in a highly desirable location close to some of Trafford's most outstanding Primary & Secondary schools, boasting a wealth of versatile accommodation over 2,200 sqft, with three reception rooms, an inviting dining kitchen, and four spacious bedrooms and surrounded by mature landscaped gardens to three sides.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large Driveway & Integral Garage Providing Ample Off-Road Parking
- With Four Generous Double Bedrooms, One with Modern Ensuite Shower Room and a Family Bathroom
- Enjoying a Substantial Corner Plot With Beautifully Maintained Enveloping Gardens
- Stunning Open Kitchen/Dining Room With Bi-Folding Doors To The Garden
- Highly Desirable Location Close To Some Of Traffords Outstanding Primary & Secondary Schools
- Immaculately Maintained, Largely Extended and Handsome Detached Family Home

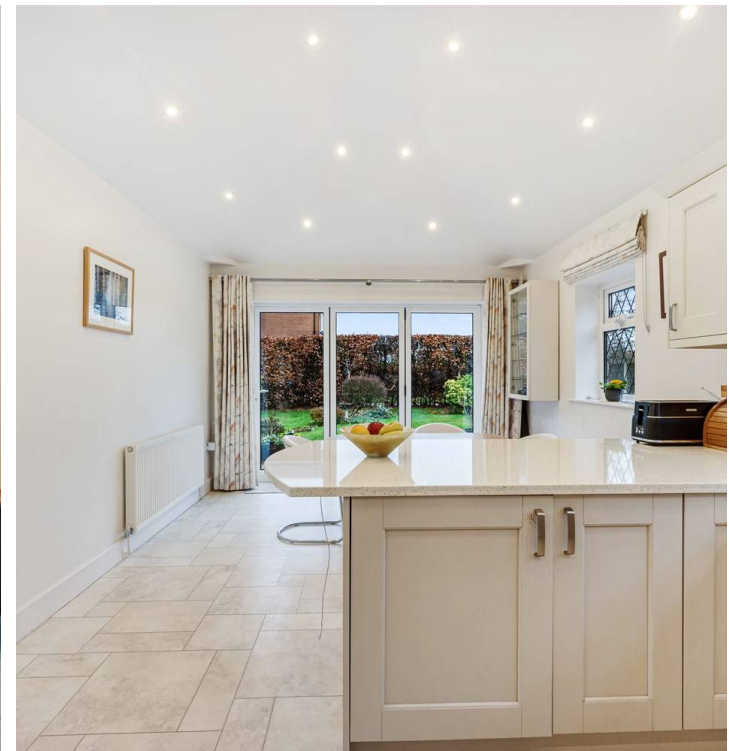


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Prominently positioned in an enviable and extensive corner plot, within a much sought-after prime residential area just off 'The Avenue', this wonderful detached residence reveals substantial, lovingly maintained & contemporary versatile accommodation throughout.

Upon approach this home has attractive traditional elevations, with twin frontage, large driveway and gardens extending to the right. A spacious and useful porch leads to an large welcoming entrance hallway complete with attractive refitted wooden entrance door with window detailing and a renewed staircase with contrasting woodwork, whilst providing access to all ground floor rooms via charming renewed oak doors. A pleasant front facing living room is located to the right with inglenook and a feature fireplace. Most rooms have leaded windows, those at the front are triple-glazed. There is also a separate versatile reception room to the right which is currently used as a home office. Leading from the hall is a well sized morning room overlooking the garden, opening to an intelligently remodeled open plan kitchen/diner complete with vaulted ceiling, a range of base and wall units, quartz work surfaces, attractive flooring, and bi-folding doors leading onto the impressive garden. To the left of the hallway is a large separate utility room and ground floor shower room. An integrated garage is located to the front with an electric door.







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To the first floor, the home boasts a generous landing which offers a lovely little snug area ideal as a reading corner, off the landing are four double bedrooms, with a particularly large master bedroom, one of which boasts a modern ensuite shower room and a modern four piece fitted family bathroom.

The property is positioned on a spacious corner plot with a large driveway providing ample parking and lawned area to the front whilst well established, beautifully maintained and mature gardens with both lawned and patio areas, can be found to the rear and side.

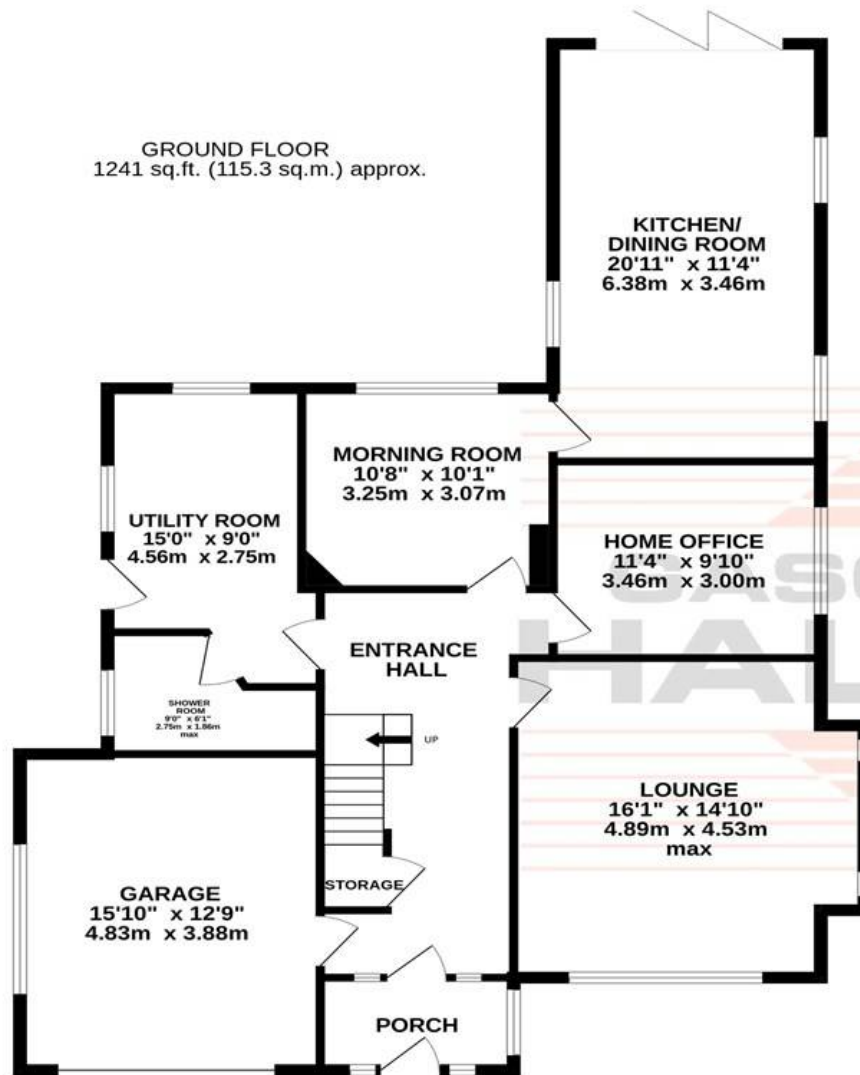
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located 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.



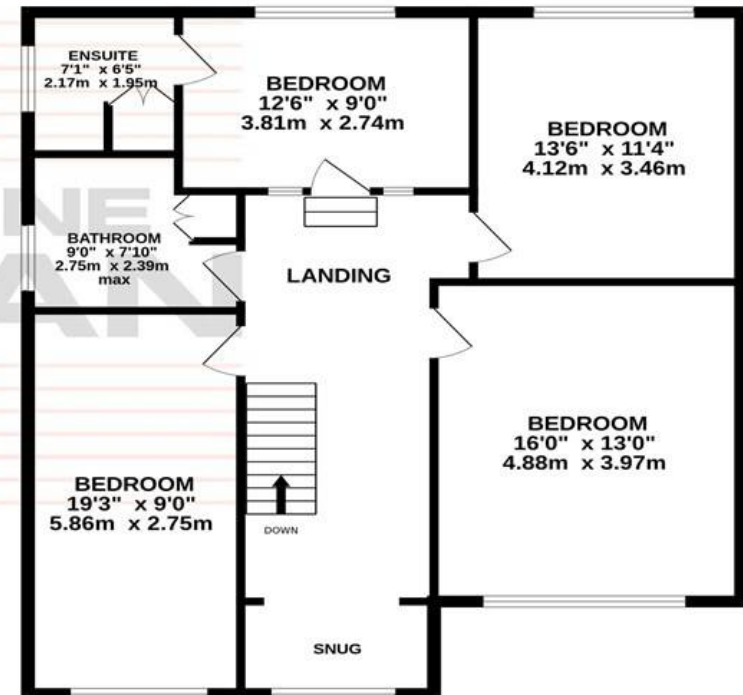




GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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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