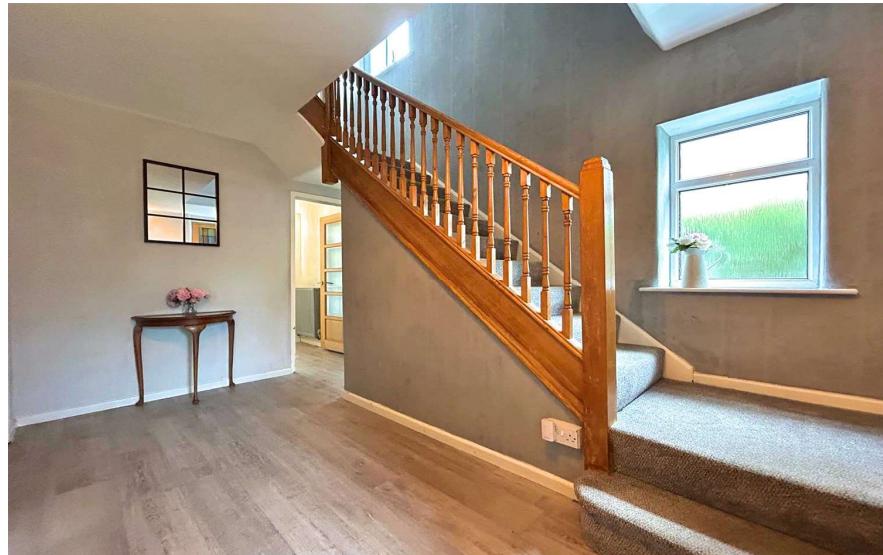




**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Cranleigh Drive, Brooklands, Sale
Asking Price £475,000



A stunning semi-detached home that has been elegantly modernised and extended, creating a spacious contemporary family dwelling. This exceptional property is situated in a sought-after area near excellent transportation options and local facilities, featuring an open-plan kitchen, dining area, and sitting room, four ample bedrooms, and a secluded south-facing rear garden.

Property details

- Beautiful Extended Semi Detached Family Residence
- Spacious Open Plan Kitchen/ Dining/ Sitting Room
- Four Bedrooms & Four Piece Family Bathroom
- Private South Facing Rear Garden
- Close to Excellent Transport Links And Local Amenities
- Off Road Parking & South Facing Rear Garden



About this property

This attractive semi detached residence has been extended and modernised, making this the ideal family home.

An entrance hallway leads through to a generous lounge with feature bay window, a spacious modern open plan kitchen/diner/ living room providing plenty of entertaining space with two set of double doors leading on to the rear.

The first floor accommodation reveals three generous bedrooms and a contemporary family bathroom including a four piece suite.

The fourth bedroom can be found to the second floor.

Externally the property includes a driveway providing ample off road parking and to the rear is a privately enclosed south facing rear garden with both patio and lawned areas.









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

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
Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?
No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY
No

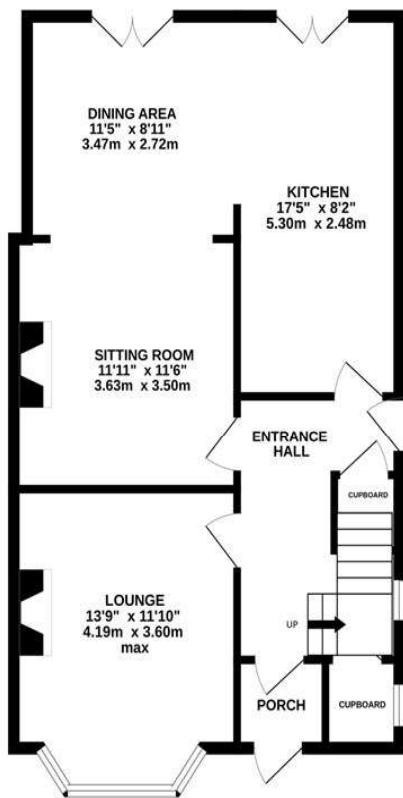
THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?
No

SOURCES OF FLOODING
No

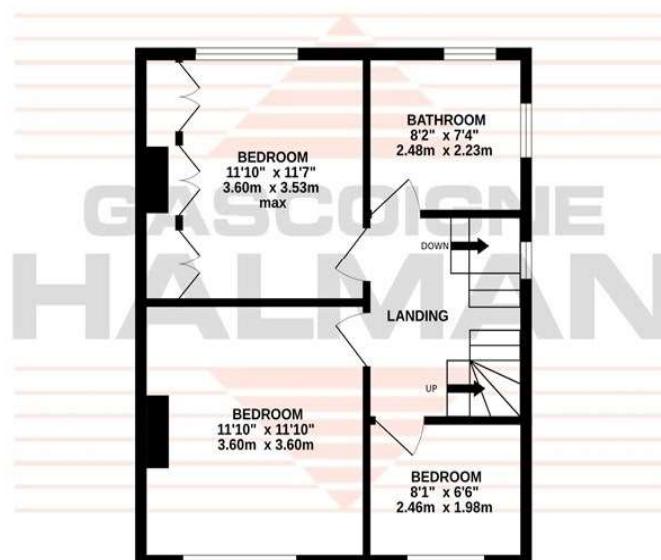
HAS PROPERTY BEEN FLOODED IN 5 YEARS
No

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.

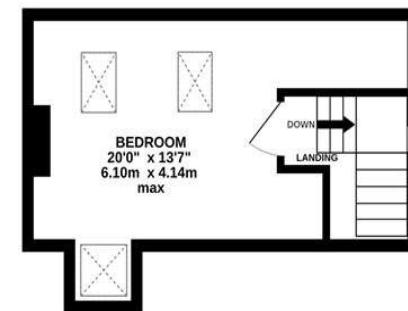
GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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