



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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2 Greystoke Avenue

Sale, M33 3NT



£1,295,000

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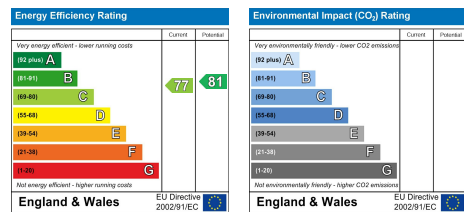


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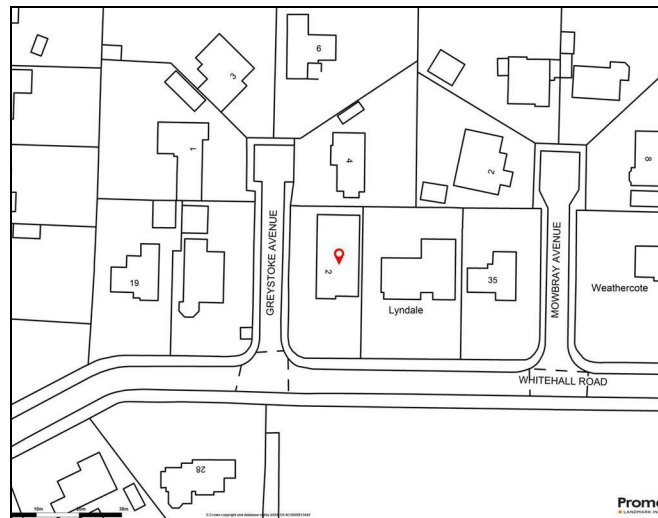
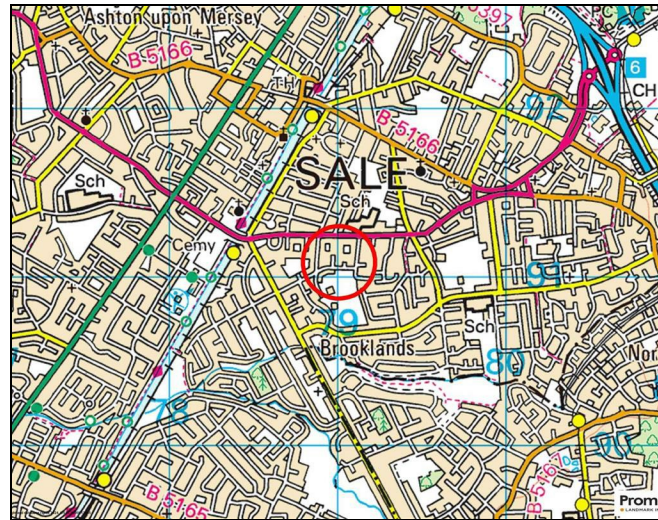


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From our Watersons Sale office, follow School Rd/B5166 round and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and turn left onto Marsland Rd/A6144. Turn right onto Brooklands Rd then left onto Whitehall Rd. Turn left onto Greystoke Ave and the property will be on the right



overview

A STUNNING, COMPREHENSIVELY REMODELLED AND EXTENDED, FAMILY DETACHED SITUATED ON ONE OF BROOKLANDS MOST DESIRABLE CUL DE SACS. FABULOUS VIEWS OVER BROOKLANDS SPORTS CLUB. HIGH SPEC FITTINGS THROUGHOUT. SOUTH FACING GARDEN.

Porch. Hall. Three large Reception rooms. Amazing open plan Living Dining Kitchen. Utility. GF Shower room. Four Dbl Bedrooms, Three 1st floor Bath/Shower rooms, two EnSuite. Ample parking. Garage. Beautiful landscaped gardens.

CONTACT SALE 0161 973 6688



in detail

A stunning, comprehensively re modelled and extended, Four Bedroomed Detached Family Home which offers over 2800 sqft of Accommodation.

The property is located within one of the most idyllic locations in Sale just off Whitehall Road and facing Brooklands Sports Club, this small cul de sac of only six properties is a wonderful place to live.

Its always been a convenient location for several of the in demand Schools such as Brooklands Primary and Sale Grammar, both of which are a short distance away.

In addition access to Sale Town Centre and the Metrolink at Brooklands are close by as well as being over the road from the popular Brooklands Sports Club.

The property has transformed into what feels like a brand new property. There are high specification fitting throughout including a gorgeous 'Tom Howley' bespoke Kitchen and stylish Contemporary bathroom fittings.

In addition to the extensive Accommodation, there is ample Driveway Parking, Garage storage and private South facing landscaped gardens.

An internal viewing will reveal:

Ground Floor Entrance Porch. Having a contemporary front door with window to one side. Door opens to a useful cloaks cupboard. Further door and vertical window open into the Hallway.

Hallway. A lovely spacious entrance to the property having a staircase rising to the first floor. Doors then open to the Lounge, Sitting Room and Dining Kitchen.

Lounge. An impressive large Principal Reception Room having a square bay window with French doors opening out onto the gardens. Two additional windows to the side elevation either side of a chimney which has a inset raised fireplace feature. Extensive spotlights.

Sitting Room. Another large reception room having two windows to the front elevation. Inset spotlights. Glazed bi folding doors open to the Family room. Door opens to the utility room

Family Room/Games Room. A multifunctional Reception Room currently used as a fun games room! Having a large glass roof lantern. Extensive spotlights. Inset speakers. Door to the integral garage.

Integral Garage. Having timber double doors with wide window above. High capacity floor mounted Worcester Gas central heating boiler. Inset spotlights. Loft access point.

Open plan living Dining Kitchen. A fabulous large room perfect for modern family living. The room has a set of oversize sliding patio doors opening out onto the gardens. Two skylight windows.

There is a beautiful bespoke 'Tom Howley' Kitchen complete with large island unit. Quartz worktops throughout. Inset sink with Quooker instant boiling water tap. High specification appliances include twin Neff tilt and slide ovens both with warming drawers, Induction hob, wine chiller. Door to the utility room. Extensive spotlights. Built in bench seating.

Utility Room. Fitted with a range of Contemporary handleless kitchen cabinets with worktops over and inset sink unit with mixer tap. Space and plumbing suitable for a washing machine and dryer. Integrated dishwasher. uPVC double glazed window to the side elevation with adjacent uPVC double glazed door opening to outside. Doors then open to a useful storage cupboard and the Shower room.

Ground floor Shower room. Fitted with a suite comprising of: Walk in 'wet room' style shower enclosure with thermostatic shower. Vanity sink unit. WC. Tiled walls. Tiled floor.

First Floor Landing. Having a window to the rear. Doors then open to the Four Double Bedrooms and family bathroom. Further door opens to as useful storage cupboard.

Bedroom One. An impressive large double bedroom having a uPVC double glazed window to the front elevation which provides fantastic views over the cricket pitches at Brooklands Sports club. Additional uPVC double glazed window to the side. Extensive built in wardrobes. Door through to the En Suite Shower room

En Suite Shower room. Fitted with a contemporary suite comprising of large wet room style walk in shower enclosure with thermostatic shower. Vanity sink unit. WC. Opaque uPVC double glazed window to the side elevation. Wall mounted polished chrome towel rail radiator.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation. Door to the En Suite Shower room.

En Suite Shower 2, fitted with a contemporary suite comprising of Enclosed shower cubicle with thermostatic shower. Vanity sink unit. WC. Opaque uPVC double glazed window to the rear elevation.

Bedroom Three. Having a uPVC double glazed window to the front. Extensive built in wardrobes.

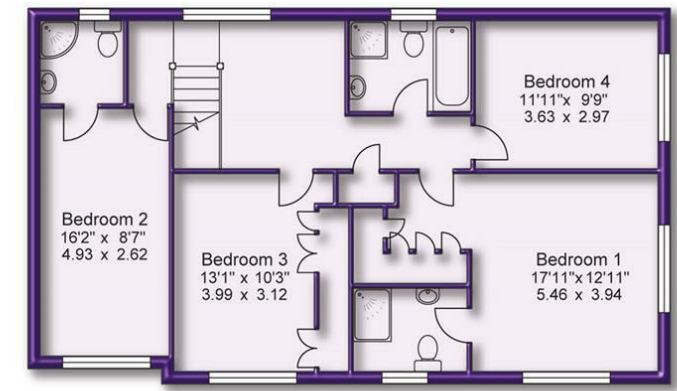
Bedroom Four. Having a uPVC double glazed window to the front elevation enjoys fantastic views towards the cricket pitches at Brooklands sports club.

Family Bathroom. A large Bathroom fitted with a contemporary white suite with chrome fittings comprising of free standing double ended bath with wall mounted chrome mixer taps and shower mixer attachment. Separate walk in shower enclosure with thermostatic shower. Wall hung vanity sink unit. WC. Opaque uPVC double glazed window to the rear elevation.

The property enjoys a wonderful plot, approached via a large driveway providing extensive parking. This then leads to the garage. There is a gate which opens to the gardens.

The property enjoys a wonderful south facing garden which has been extensively landscaped, having a main area of lawn with established borders surrounding along with several patio areas.

An amazing property!



Approx Gross Floor Area = 2815 Sq. Feet
= 261.6 Sq. Metres

