



263 BROOKLANDS ROAD
MANCHESTER

JACKSON-STOPS 

**263 BROOKLANDS ROAD
MANCHESTER**

AN EXCEPTIONAL, ONE OF A KIND, NEWLY FINISHED HOUSE, CONCEPTUALLY DESIGNED FOR THE MODERN FAMILY WITH LIGHT AND SPACE IN MIND



DISTANCES

TIMPERLEY ½ A MILE
SALE 2 MILES
ALTRINCHAM 2½ MILES
HALE 3 MILES
MANCHESTER AIRPORT 4½ MILES
MANCHESTER 7 MILES
(APPROXIMATE MILEAGES)

ACCOMMODATION IN BRIEF

- Entrance hall
- Sitting room
- Lounge/study
- Open plan living dining kitchen
- Guest WC and cloak area
- Utility
- Ground floor guest suite
- Master suite with dressing area
- Three further bedrooms (one en-suite)
- Family bathroom
- Garden
- Garage
- Off street parking

DESCRIPTION

A stunning, contemporary house, imaginatively designed to form a streamlined property which maximises light and space with sleek lines, vaulted ceilings and a minimalist colour palette.

Set around a central hallway with glazed ceiling, the ground floor accommodation has been finished with Italian ceramic tiles and incorporates partial underfloor heating. It comprises a front lounge or study, sitting room with LED fireplace, and an impressive kitchen/dining/family room to the rear with bi-fold doors to the

garden. The kitchen includes a range of integrated appliances and central island with breakfast bar. There is also a separate utility room and guest WC with boot and cloak area. Completing the ground floor is a double bedroom suite, perfect for guests, older relatives or a live-in nanny.

To the first floor the lofty master suite features high vaulted ceilings and a large sliding window overlooking the rear gardens. It includes a dressing area and en suite four piece bathroom. There are three further double bedrooms, one with en suite shower room, and a family bathroom. All bathrooms feature stone tiling and Laufen fixtures.



OUTSIDE

The house is situated on a tree-lined residential road and is set back from the road behind electric gates, with a spacious driveway with room to park multiple cars. There is also a large single/small double garage. To the rear the gardens are a very good size and have an open aspect. Directly to the rear the Italian ceramic tiles extend to form an external patio area which, in turn, leads to the lawned garden. New trees have been planted to the borders to provide additional privacy.

LOCATION

Brooklands Road is a wide, leafy residential road, well situated between the popular districts of Sale and Timperley and within close proximity to many vibrant South Manchester village centres. Access to Beech Fields Park, along with a number of local amenities, can be found just around the corner on Maple Road. The property is well located for commuting into Manchester via the A56 or A5103. Brooklands tram stop provides access across Manchester, with lines from Altrincham to Piccadilly and Bury.



DIRECTIONS (POSTCODE M23 9HF)

From Brooklands Metrolink station head east along Brooklands station approach towards Brooklands Road. Turn right on to Brooklands Road. The property is situated on the left hand side after approximately 1 mile.

PROPERTY INFORMATION

Services: Mains gas, water, electricity and drainage are all currently connected. There is double-glazing throughout the property.

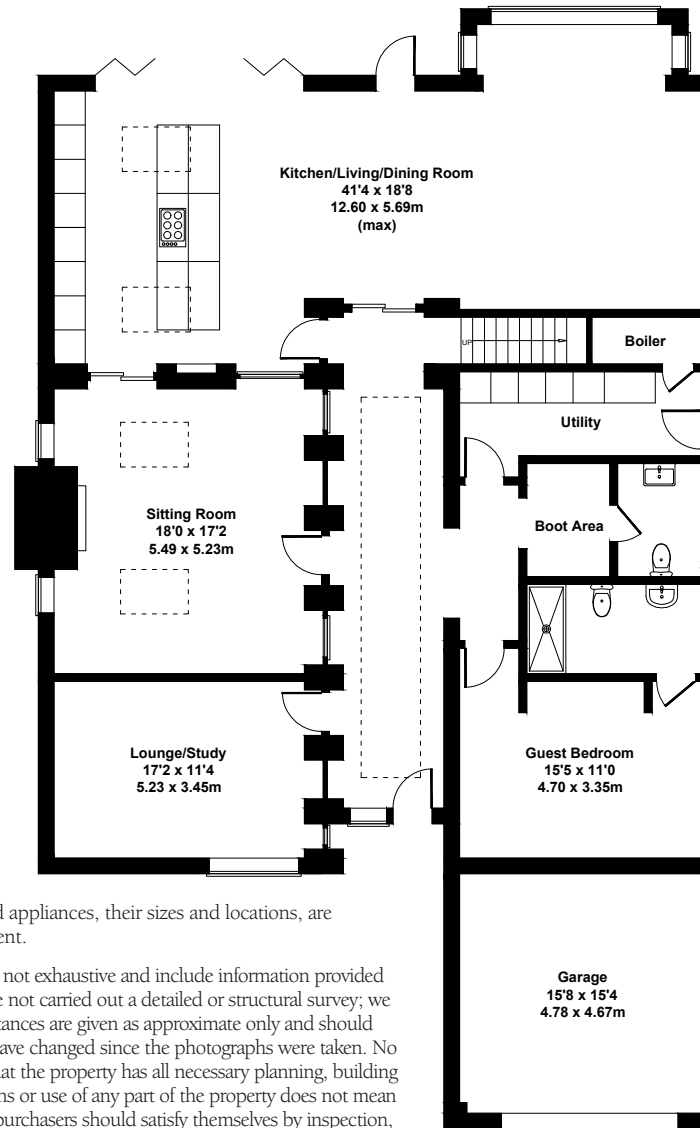
Local Authority and Council Tax: Manchester City Council.
Tax band F. £2377.58 payable for 2019/20.

EPC Rating: C

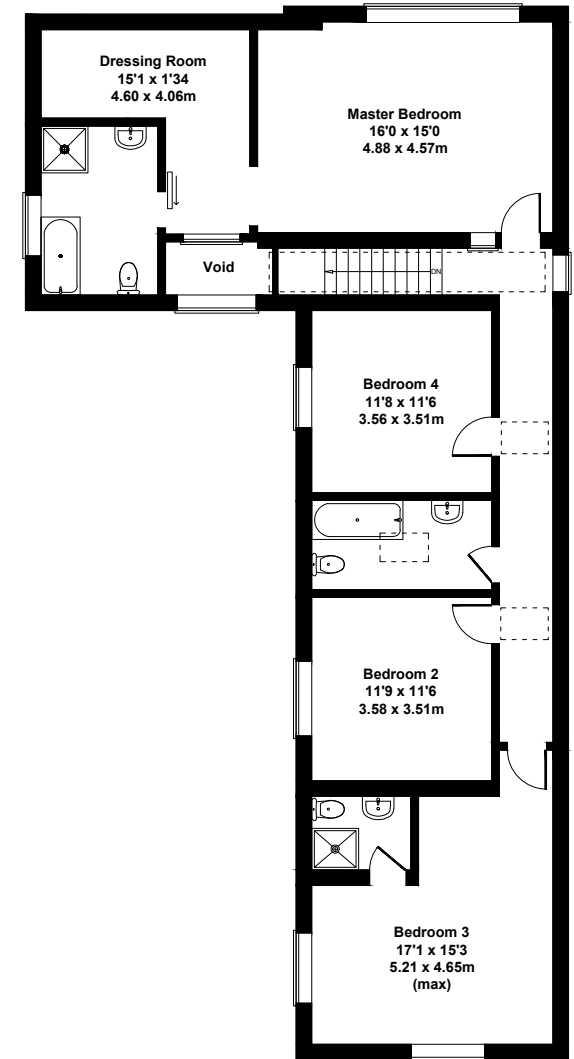


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TOTAL APPROX. FLOOR AREA 3601 SQ FT / 334.57 SQ M



GROUND FLOOR



FIRST FLOOR

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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