



Trestcot, 9b Highfield Avenue, Sale

Sale

£1,100,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Trescot, 9b Highfield Avenue

## Sale

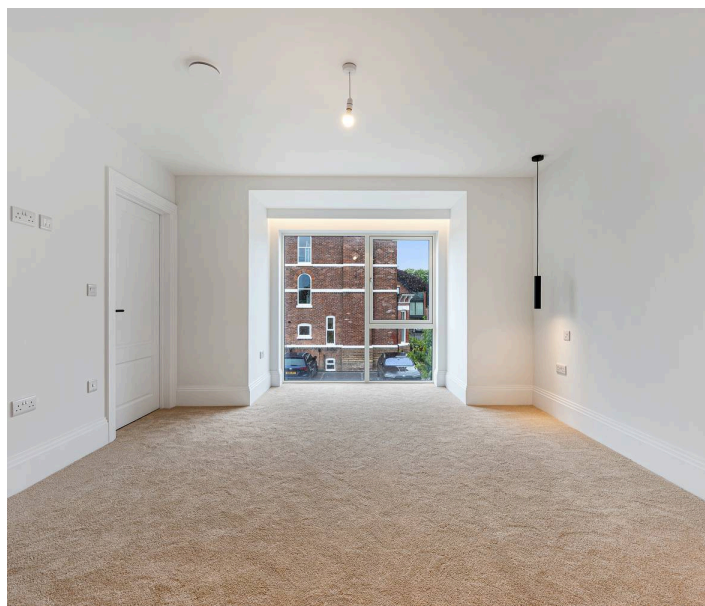
A remarkable brand new luxury home in a unique cul-de-sac location. Around 2,200 sq ft or thereabouts. Walking distance of Sale Town Centre. Spectacular interior.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

- A stunning brand-new home extending to approximately 2200 sq ft or thereabouts
- Now ready for immediate occupation
- Easy walking distance of Sale Town Centre and 2 Metrolink Stations
- Carefully planned interior with spectacular design features
- Exceptional specification
- Large Sun Balcony off the sensational Drawing Room
- Super insulated with an A rated EPC
- Air source heat pump and solar panels, with underfloor heating to the ground floor and radiators upstairs
- One of the finest houses of this type currently available and a real MUST SEE



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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.

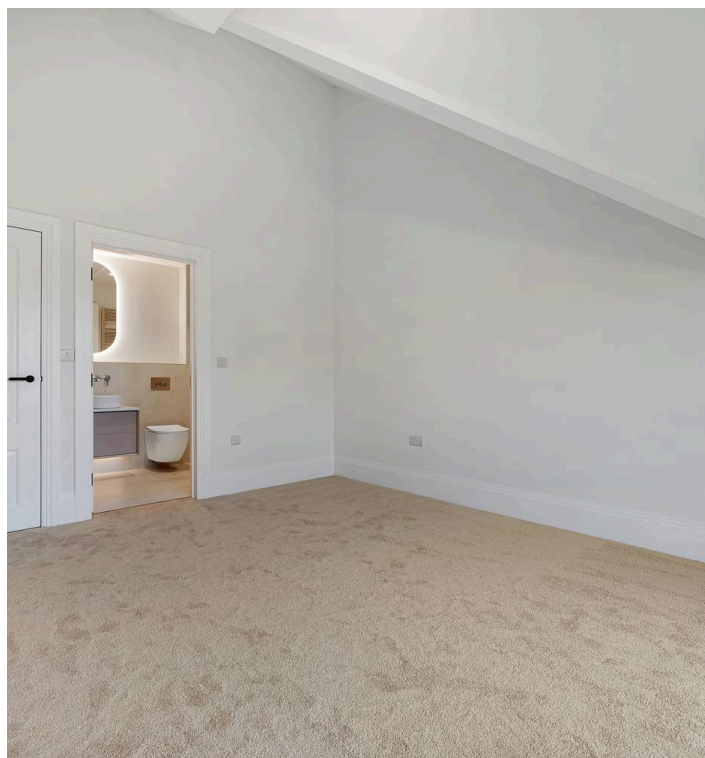
The clients have spent hours with their architects to create a home that is both individual in design, supremely comfortable, and functional the generous specification includes top quality German kitchens with quartz working surfaces and extensive built in appliances. Beautiful bathrooms and en suites.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

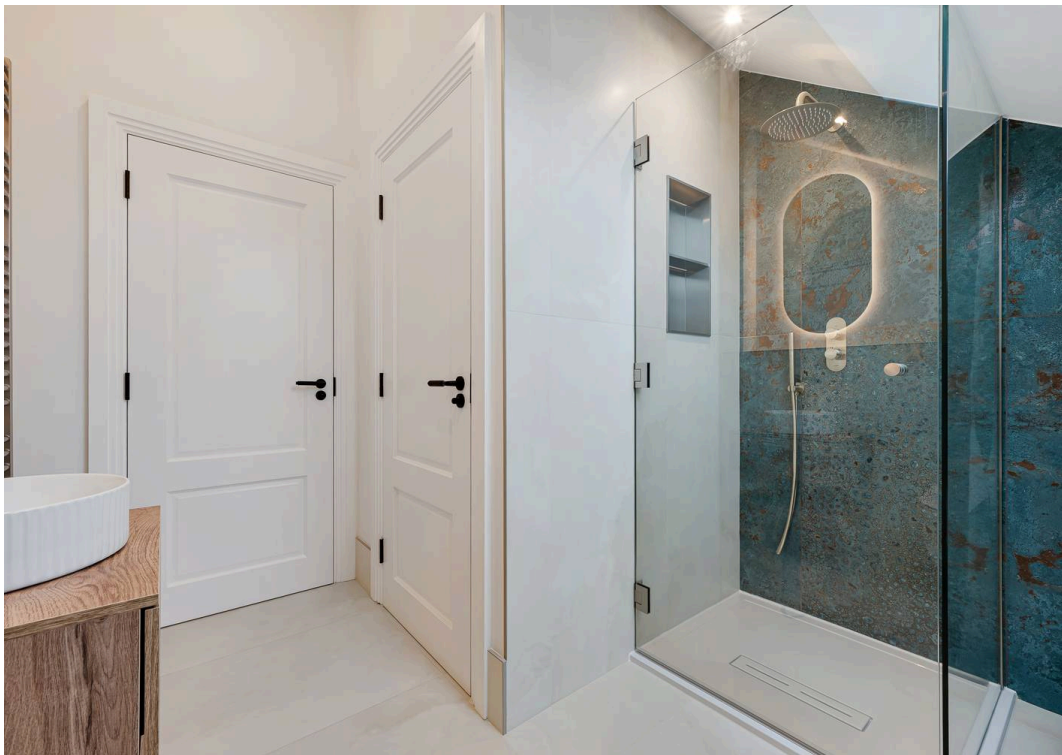
The accommodation in brief comprises entrance hall, downstairs WC, sitting room, spacious open plan kitchen/dining/family room, and a separate utility room.

To the first floor the landing gives access to a superb drawing room/media room with large sliding windows onto the fabulous balcony overlooking the rear garden. There is a superb master bedroom with a dressing room area and luxury en-suite shower room.

On the second floor there are three further double bedrooms all featuring dramatic vaulted ceilings, one of which has an en-suite shower room. There is a superbly appointment family bathroom with four piece suite which includes a free standing and a separate shower cubicle.

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



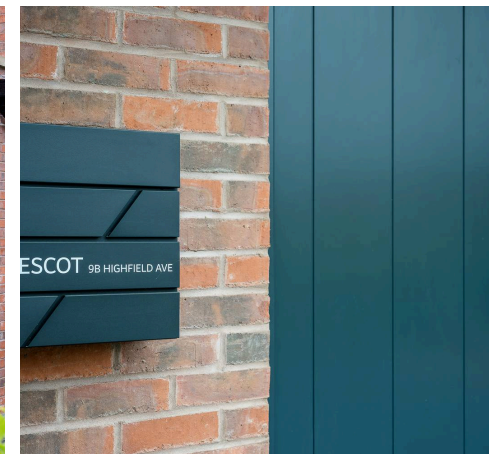


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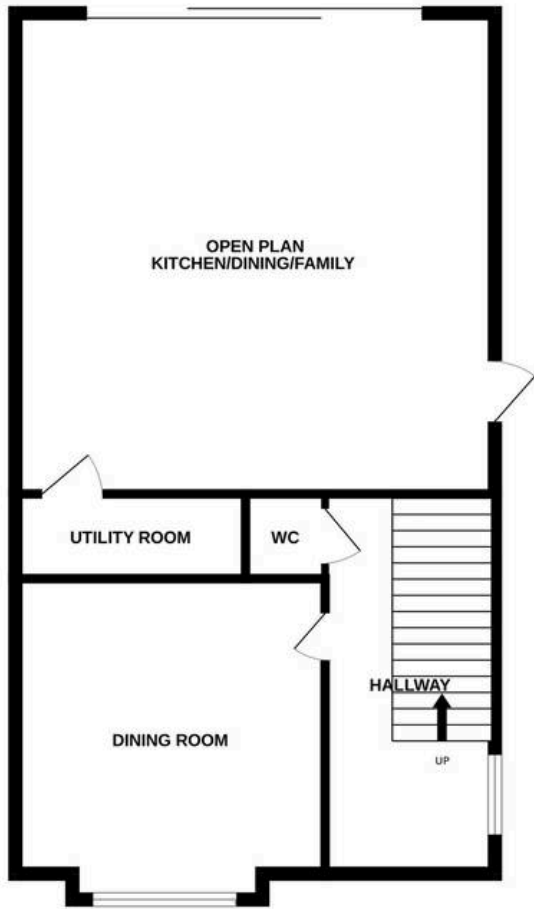
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Externally to the front there is a lawned garden enclosed by hedgerow, a driveway provides ample off road parking for a number of vehicles. To the rear a Porcelain tiled patio area leads to a lawned area enclosed by fencing to all sides.

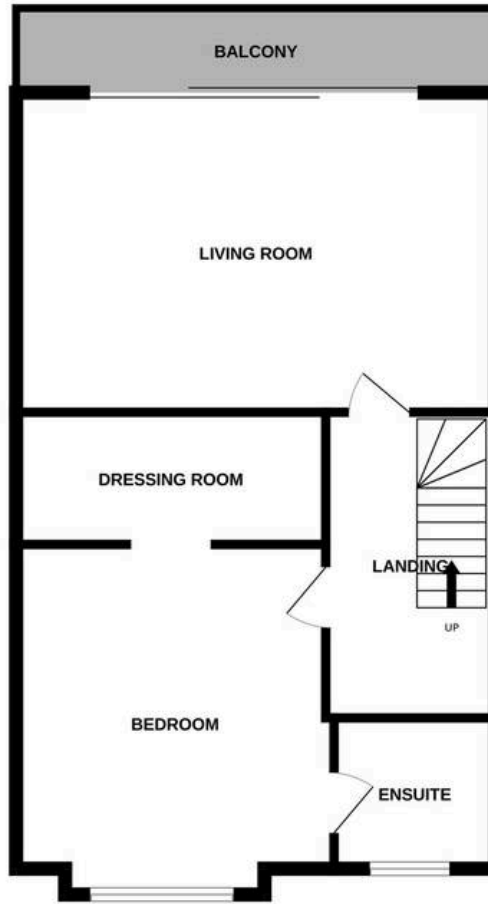
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located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