



1 Park House Drive, Sale

Sale

Asking Price £950,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



1 Park House Drive

Sale

A striking recently constructed five-bedroom architect designed residence, set in the exclusive 'Park House Drive' development, only a short stroll to Sale town centre, Sale metrolink, and in catchment of Trafford's sought-after schools, with immaculately appointed contemporary accommodation over three storeys, and a beautifully landscaped private rear garden.

Council Tax band: F

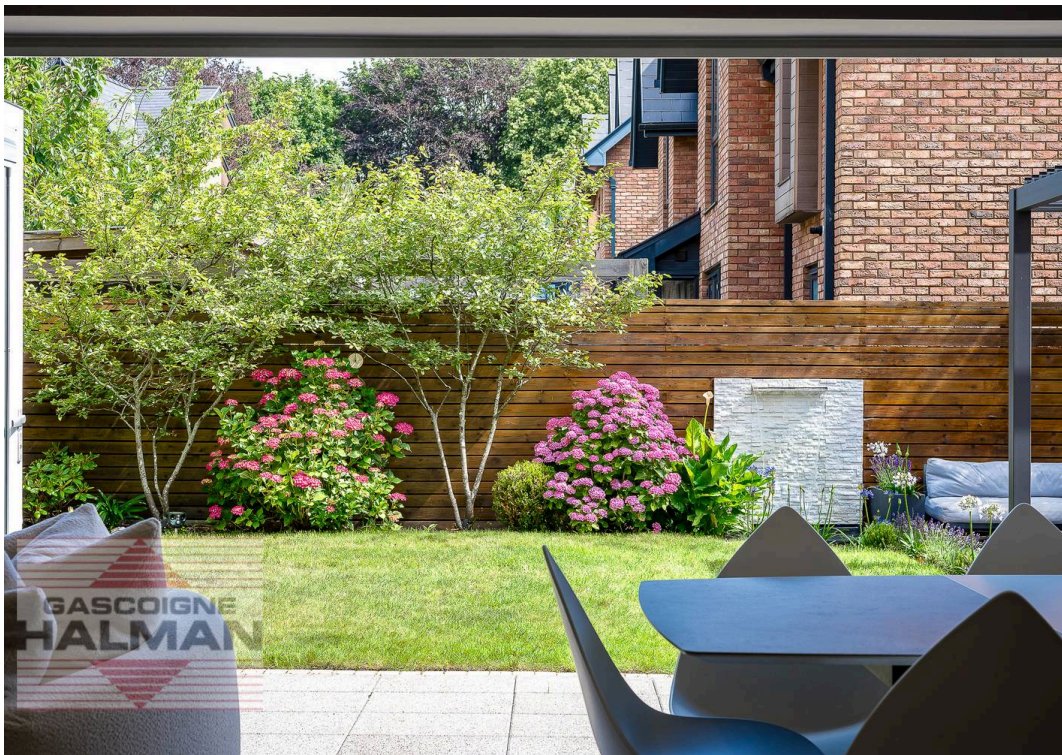
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- An Impposing And Immaculate Period Inspired Semi-Detached Residence
- Set In The Exclusive 'Park House Drive' Development Only A Short Stroll To Sale, Sale Metrolink And Trafford's Sought-After Schools
- Boasting Five Bedrooms And Three Bath/ Shower Rooms Over Two Floors
- Designed With Modern Day Living At Heart With An Enviably Open Plan Living/ Dining Kitchen
- Beautifully Landscaped And Contemporary Themed Rear Garden With Large Patio And Anthracite Pergola
- Impressive Siematic Kitchen With Siemens Appliances, Feature Island And Bi-Folding Doors
- Generous Driveway With Parking For Up To Three Vehicles, And Integral Garage & Electric Car Charge Point
- Constructed In 2017 As Part Of The 'Bijou Collection' From The Revered 'Altin Homes'







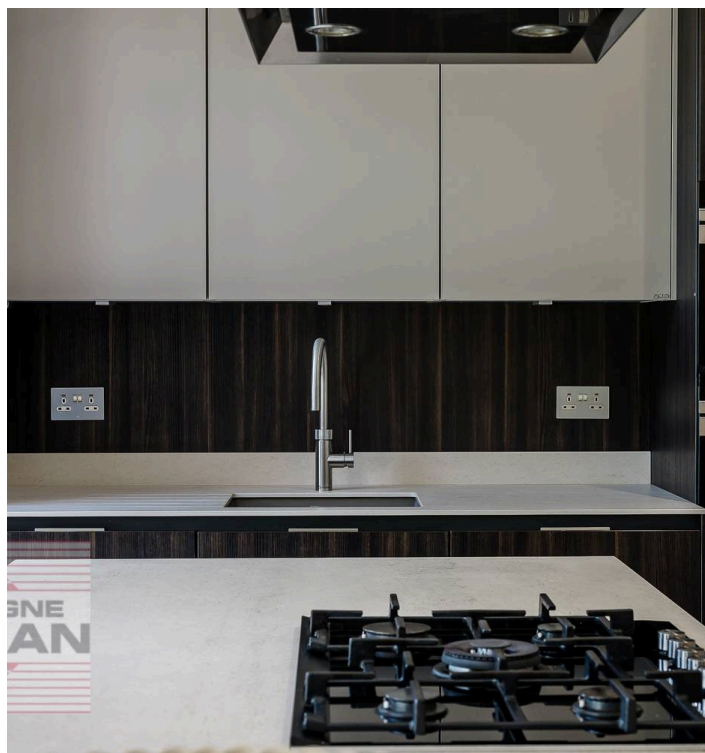
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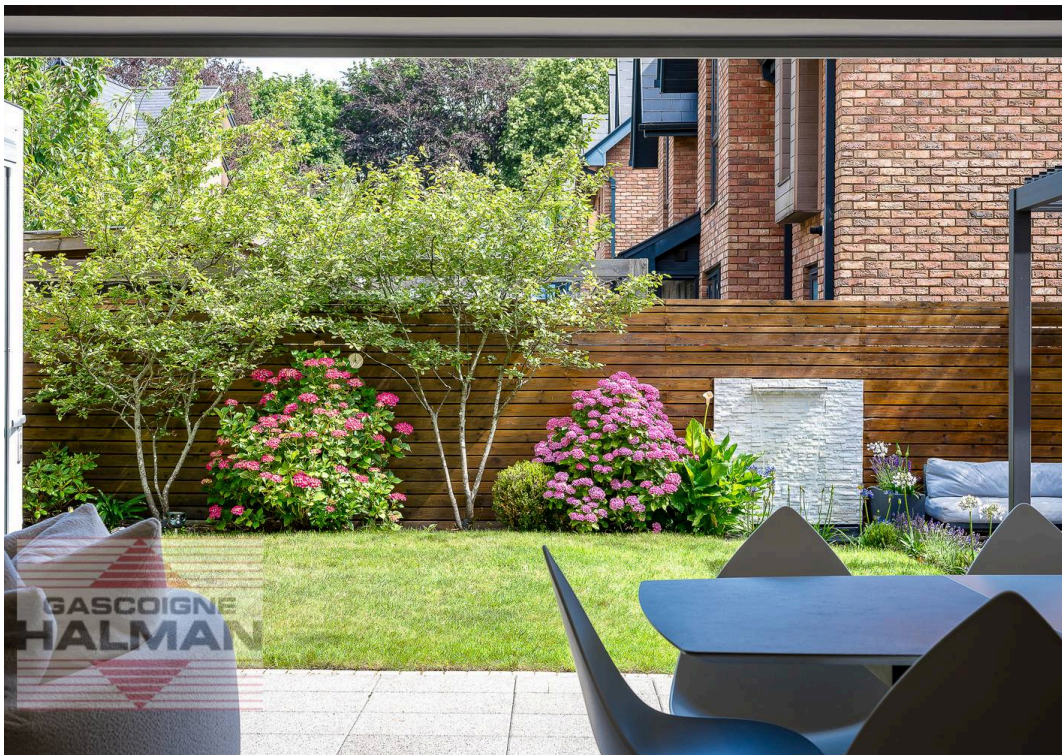
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Standing as one of the finest and premium examples of the architect designed homes within the exclusive 'Bijou Collection' of Altin Homes 'Park House Drive' development, this substantial and immaculately appointed home offers an enticing combination of luxurious family living with contemporary and spacious design over three floors, set within one of South Manchester's most sought-after locations, with Sale town centre, key transport links including the metrolink, and Trafford's most popular primary and secondary schools on the doorstep.

The tone is set upon approach to the exclusive development, with elegant and striking modern Victorian interpreted elevations to each build, the exceptional five-bedroom semi-detached residence constructed in 2017, offers an outstanding blend of period-inspired architecture and contemporary luxury across three immaculately presented floors, complemented by large windows bathing the interior with natural light.

Upon entering the imposing entrance hall, a sense of space is apparent, setting the tone for the larger-style immaculate accommodation that unfolds throughout, the ground floor features a spacious separate living room, ideal for relaxing or entertaining, alongside a convenient ground floor W/C. At the heart of the property lies the impressive open plan living and dining kitchen, designed as the main hub of the home. This area boasts a quality bespoke 'Siematic' kitchen with an extending feature island, high-end Siemens appliances, and sleek cabinetry, seamlessly flowing into a generous dining and living space. Full-width bi-folding doors flood the area with natural light, creating a bright and inviting atmosphere while offering a charming aspect over the secluded landscaped rear garden.





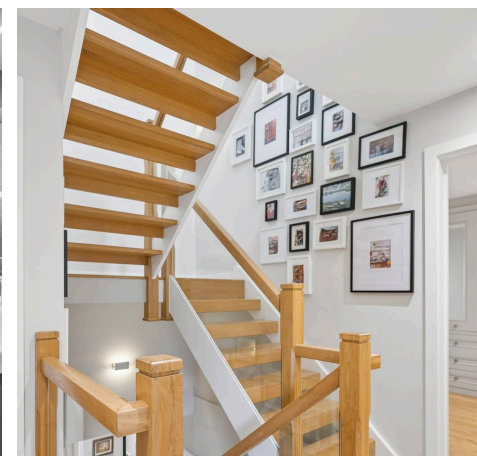
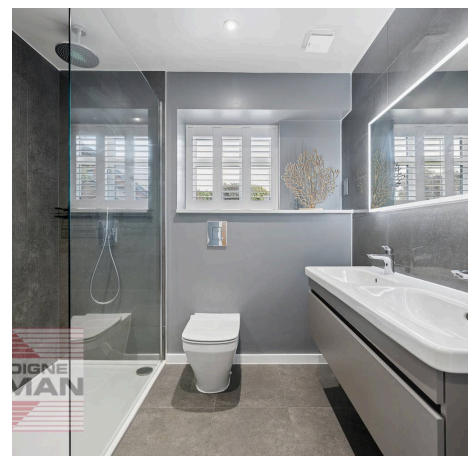
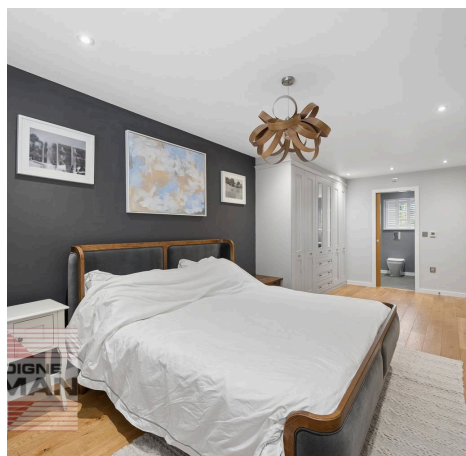
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The upper floors are equally impressive, providing five well-proportioned double bedrooms, each thoughtfully designed with a wealth of fitted wardrobes and storage solutions. The principal suite is particularly noteworthy, offering a luxurious vast room complete with ample bespoke wardrobe space and a contemporary en suite with his and hers sinks. Two additional stylish bath/ shower rooms serve the remaining bedrooms, all finished to an exceptional standard with modern fittings and elegant tiling.

Externally the home benefits from a secluded part-walled part-fenced rear garden, enjoying tasteful contemporary design, with a well sized lawn, maturely planted borders, large 'L' shaped flagged patio extending to provide an impressive outdoor kitchen area with a contemporary pergola, and water feature. To the front is a large blocked paved driveway providing parking for multiple vehicles, and access to the integral garage. There is also an electric car charging point installed.

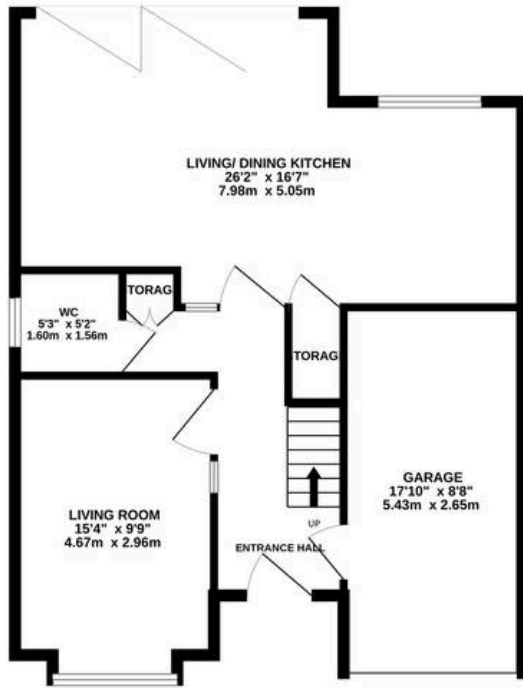
The property enjoys a commanding position at the front of Park House Drive, an exclusive development of just 24 homes renowned for their distinctive design, creativity, and craftsmanship. Ideally located close to Sale town centre, this address benefits from proximity to highly regarded primary and secondary schools, key transport links including the Metrolink, and a wealth of useful amenities including Sale Leisure Centre and Sale Water Park.



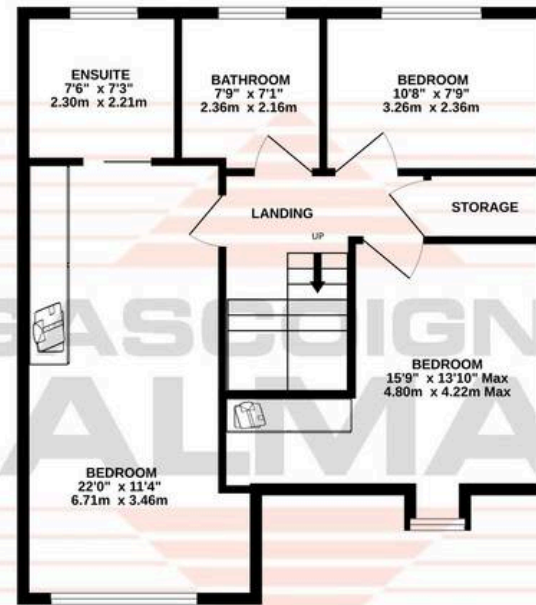




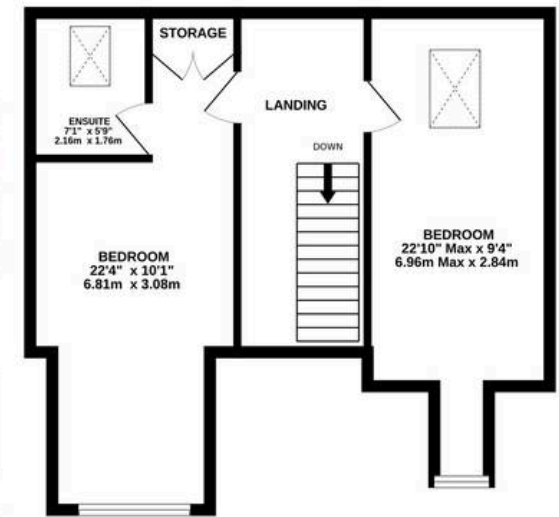
GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2005sq.ft. (186.3 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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