



8 Charleston Close

Sale

£575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

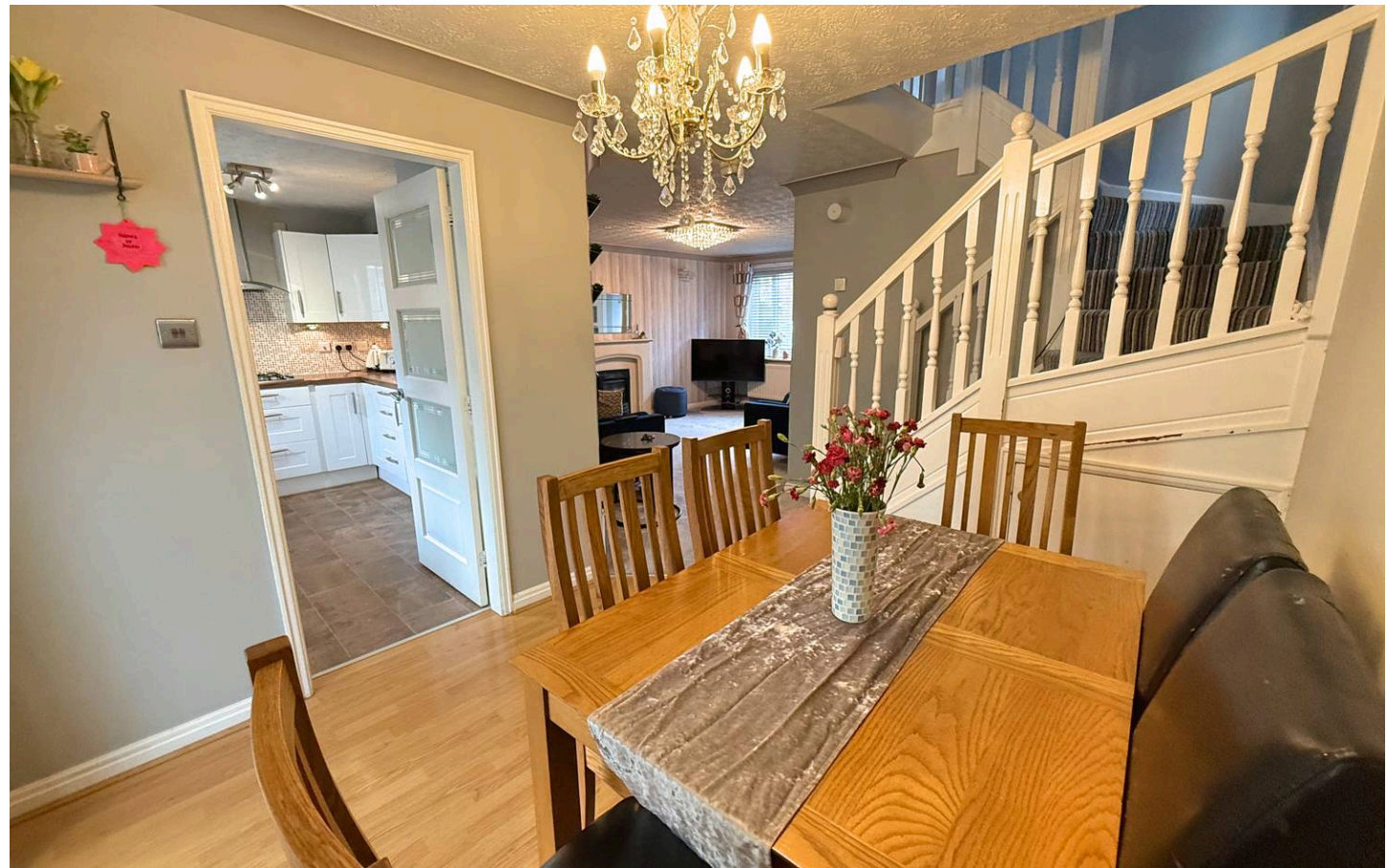
Detached three bed home in a quiet cul-de-sac with three reception areas, ensuite, modern kitchen, garage, and driveway. Flexible layout, quality finishes, and close to amenities and schools.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Family Home
- Three Bedrooms
- Ensuite and Family Bathroom
- Three Reception Areas
- Situated in a Tranquil Cul-De-Sac Location
- Deceptively Spacious Throughout
- Large Driveway and Garage Space



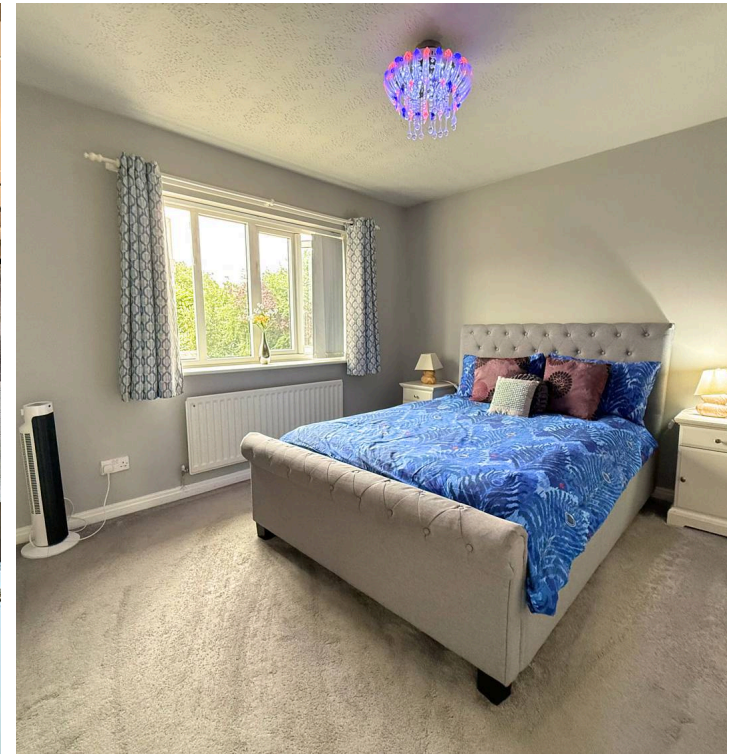
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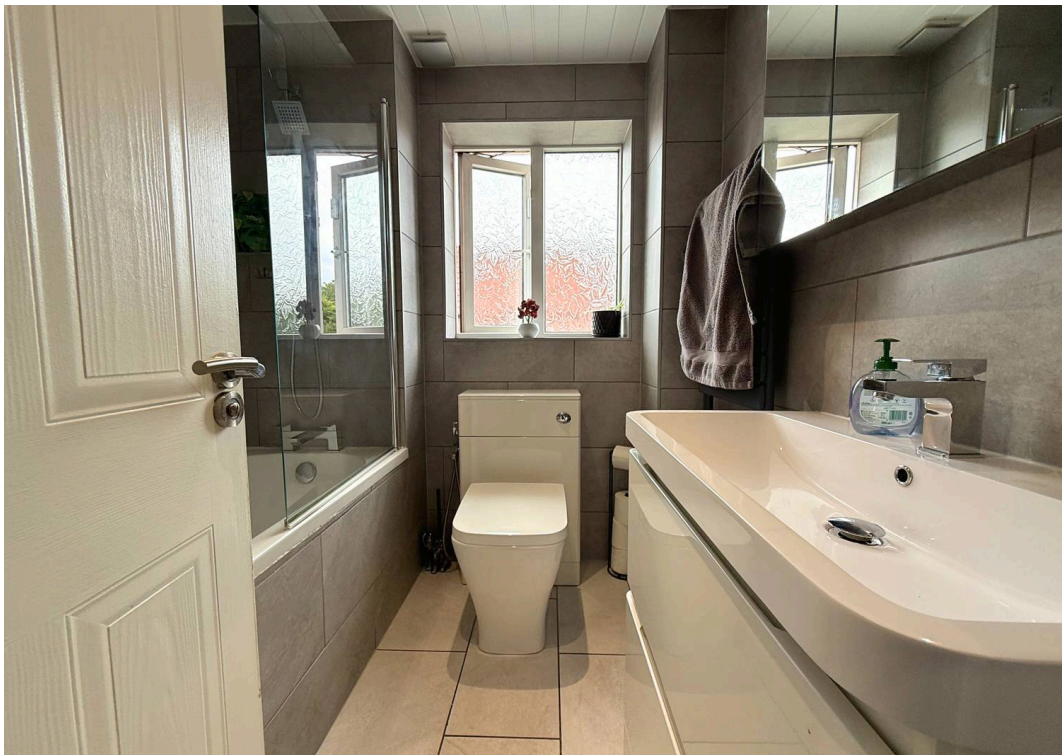
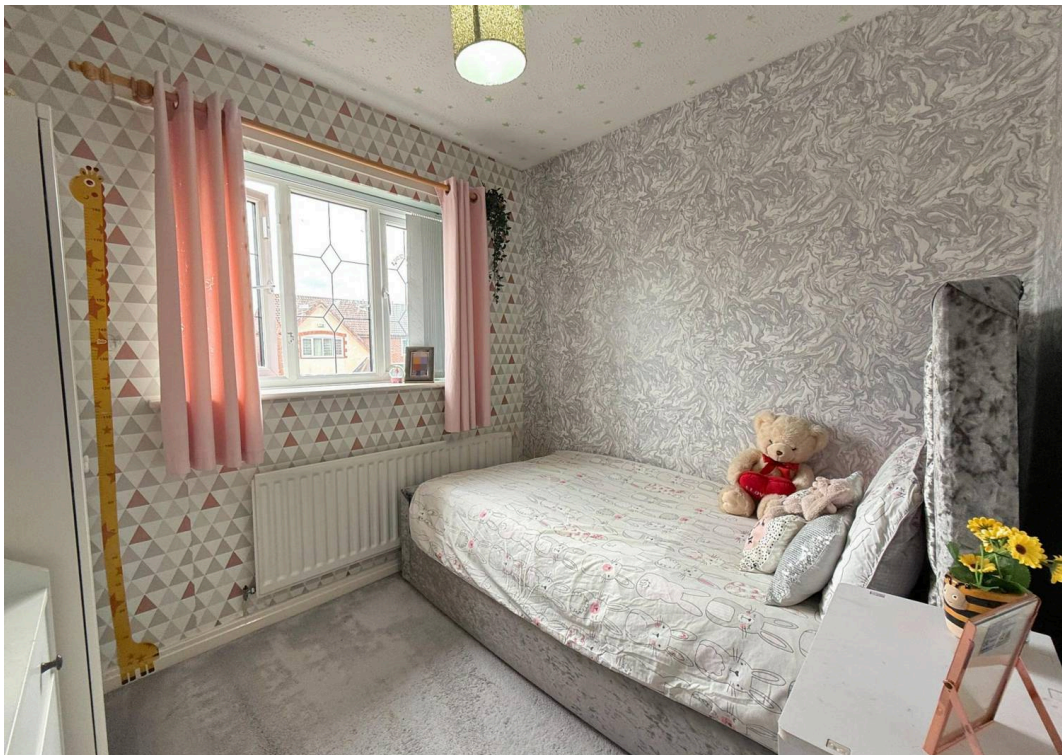
Nestled within a tranquil cul-de-sac, this beautifully presented detached family home offers an exceptional blend of space, comfort, and versatility, making it an ideal choice for growing families or those seeking flexible living arrangements.

Stepping into the property, you are immediately struck by the generous proportions and natural light that flows throughout the property. The heart of the home comprises three distinct reception areas, each thoughtfully designed to cater to a variety of lifestyles, whether you desire a formal lounge for relaxing evenings, a dedicated dining area for family gatherings, or a versatile conservatory ideal for a playroom or home office. The kitchen is well-appointed with ample storage and worktop space, providing a practical and welcoming environment for culinary pursuits.

Upstairs, the property boasts three well-sized bedrooms, each offering its own unique charm and comfortable accommodation. The principal bedroom benefits from a private ensuite, featuring contemporary fittings and a stylish finish, while the remaining bedrooms are served by a modern family bathroom designed for both functionality and relaxation.







Throughout the home, tasteful décor and quality finishes create a harmonious atmosphere, with thoughtful touches such as built-in storage, large windows, and neutral tones enhancing the sense of space and light. Practicality is further enhanced by a large driveway and garage space, ensuring ample parking and additional storage options.

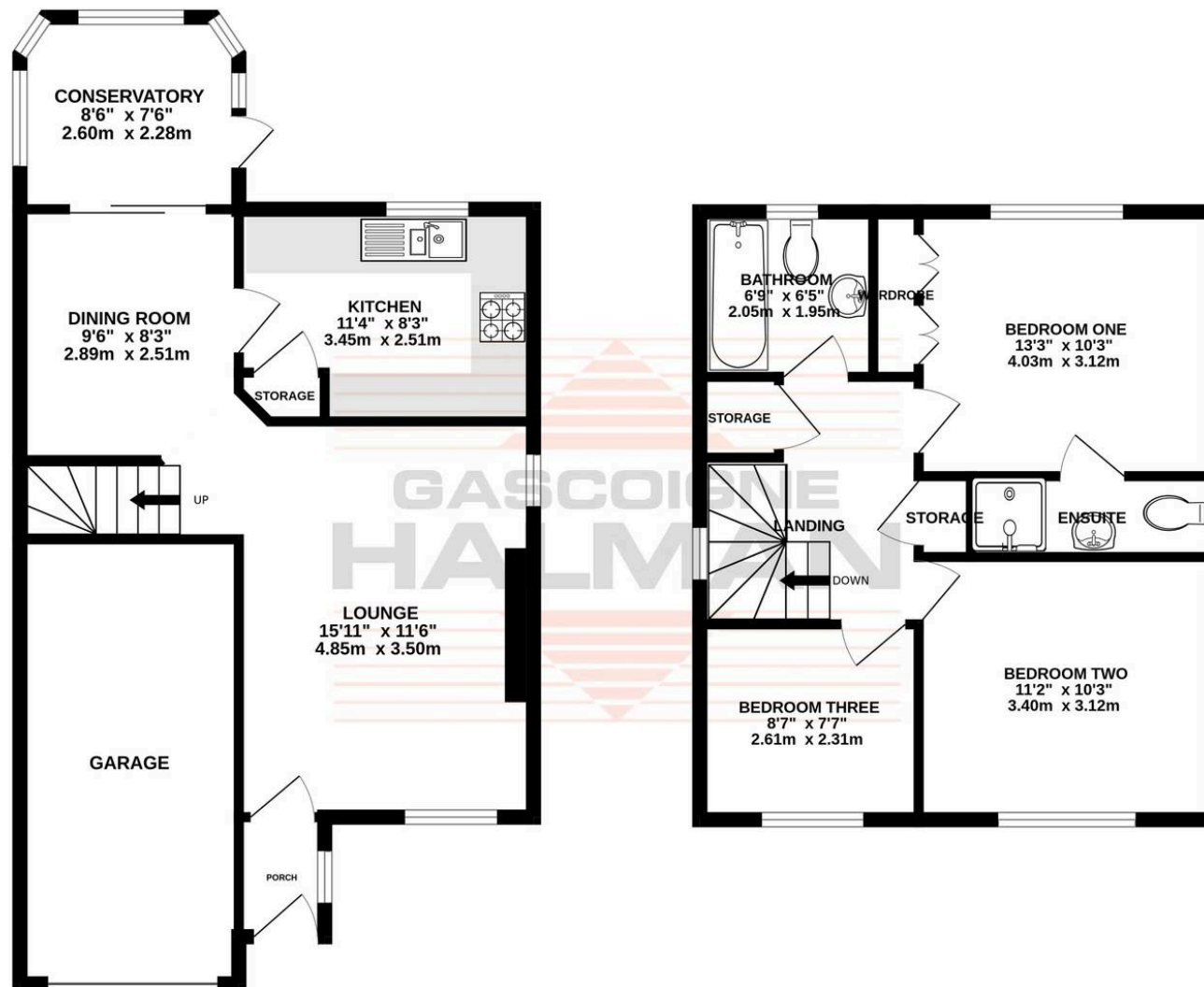
This deceptively spacious home has been carefully maintained, allowing new owners to move in with ease and immediately enjoy the impressive living environment. The peaceful cul-de-sac setting adds to the property's appeal, offering a serene backdrop while still being conveniently located for local amenities, schools, and transport links. Combining a sought-after location, flexible layout, and quality finishes throughout, this detached three-bedroom house represents a rare opportunity to secure a truly special home in a desirable neighbourhood.

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
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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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