



# 51 Cranleigh Drive, Brooklands, Sale, Cheshire, M33 3PN

GREAT OPPORTUNITY TO PURCHASE A FIVE BEDROOM DETACHED DORMER BUNGALOW, located in the sought after area of Brooklands, Sale. This spacious property offers over 1859 SQ FT of living space with generously proportioned accommodation throughout. This property briefly comprises, entrance porch leading to the spacious hallway with doors to the living room, dining room, three generous bedrooms, and family bathroom. Stairs leading to bedrooms four and five, both benefiting from ensuite bathrooms. Externally, this property boasts from a large plot with driveway to the front of the property and well-maintained. EPC Rating D. Manchester Council Tax Band E. Freehold.

## £625,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### Conservatory

21'4" x 11'6"

Providing extra living accommodation to this great family home, comprising integrated storage, ceiling light point and radiator.

### Master Bedroom

14'1" x 12'10"

Sizeable master bedroom with bay fronted leaded window to the front aspect. Carpeted flooring, ceiling light point and fitted wardrobes.

### Bedroom Two

12'10" x 12'6"

Another double bedroom with a bay leaded window to the rear aspect. Exposed wooden flooring, radiator and ceiling light point.

### Bedroom Three

12'10" x 9'10"

A good sized single bedroom with a view of the garden. Carpeted flooring, ceiling light point and radiator.

### Entrance Hall

Spacious entrance hall accessed via solid wooden door. Laminate flooring, dado rail and spotlights. Access to the three ground floor bedrooms, living room, family bathroom, dining room and first elevation.

### Living Room

15'9" x 13'9"

Large living room with carpeted flooring, leaded bay window with a front aspect, two smaller windows with a front and rear aspect.

### Dining Room

12'10" x 8'10"

Dining room with a side aspect, carpeted flooring and access to the kitchen.

### Kitchen

11'2" x 10'10"

Good range of eye and base units with a complementary work surface, 5 ring gas hob, and integrated oven. Window to the side aspect, and access to the conservatory.

### Bedroom Four

15'9" x 10'10"

Located in the dormer of the property, this room offers plenty of room and comprises carpeted flooring, velux window, spotlights and access to the ensuite bathroom.

### Ensuite

10'10" x 6'11"

Four piece bathroom suite comprising bath, shower cubicle, low-level W.C and vanity hand-basin.

### Bedroom Five

14'1" x 10'10"

Another good size bedroom set in the dormer of the property, with exposed wooden flooring, window to the side aspect and access to the ensuite.

### Ensuite

6'11" x 6'7"

Three piece bathroom suite includes shower cubicle, low-level W.C and hand-basin.

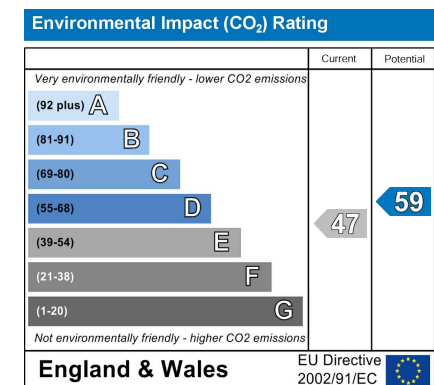
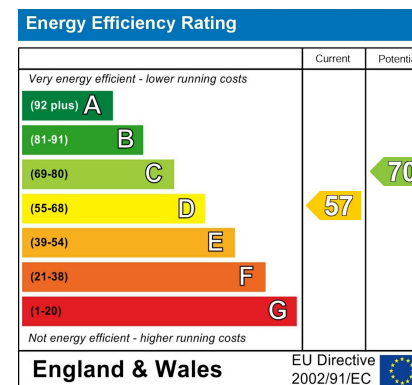
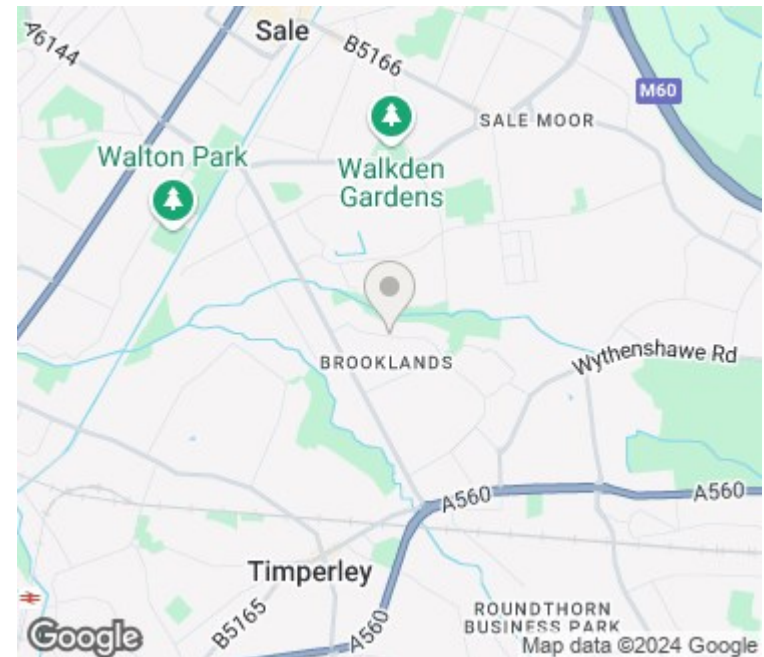
### Family Bathroom

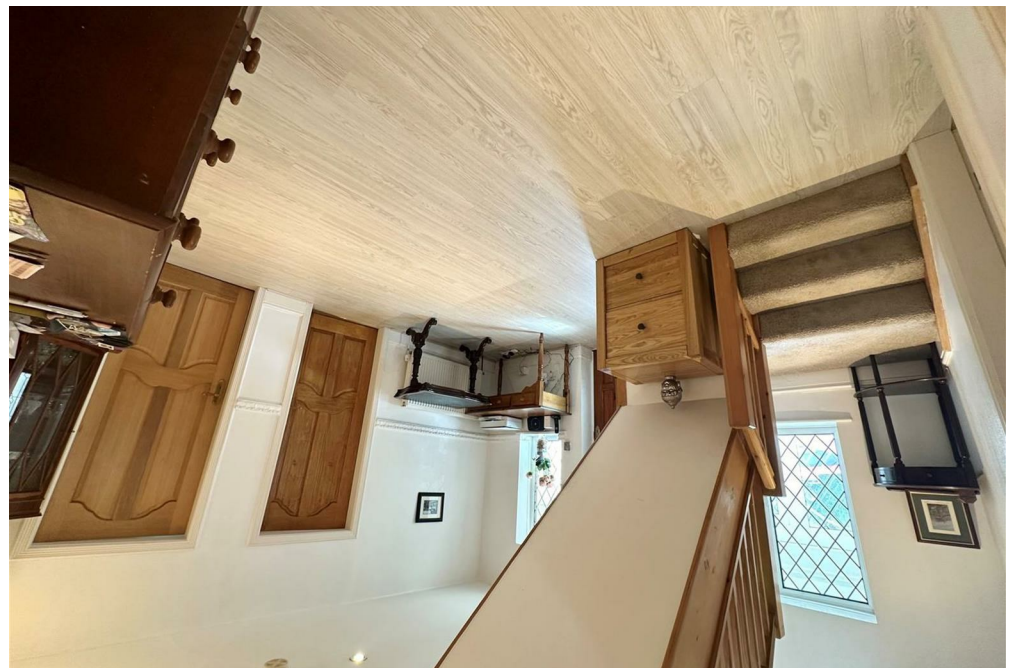
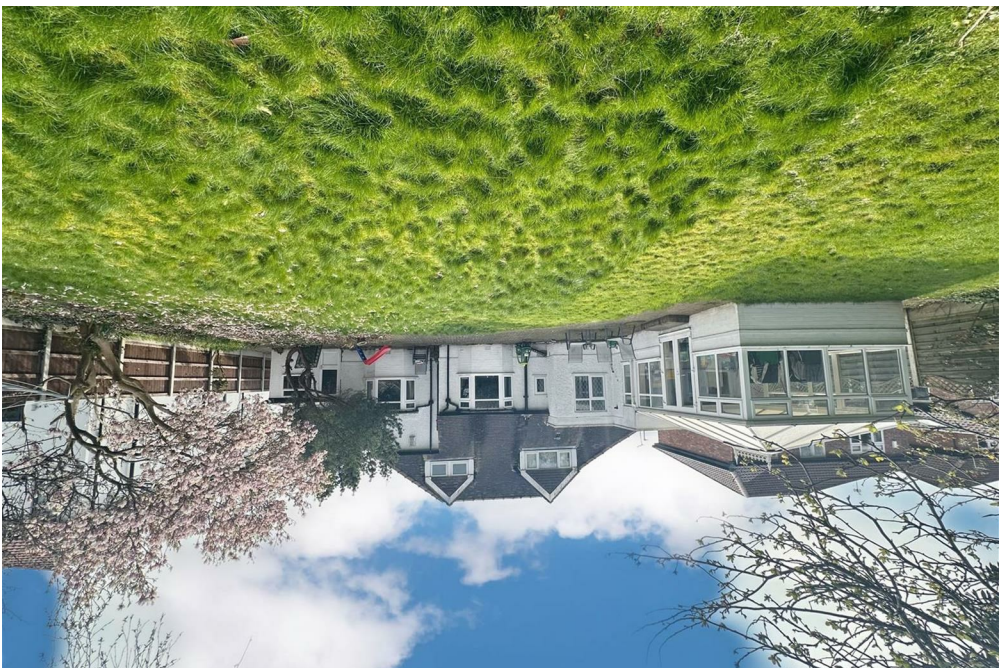
10'10" x 5'11"

Four piece bathroom suite with bath, shower cubicle, low-level W.C and hand-basin, Frosted window to the rear aspect.

### External

Externally this property boasts of a large driveway to the front aspect and a well-maintained lawned garden to the rear.

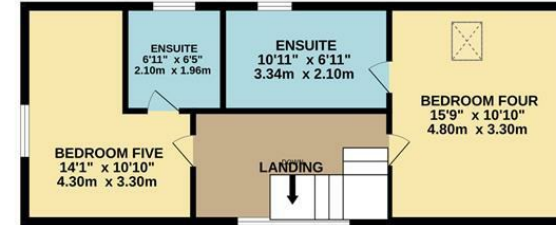




GROUND FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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