



**GASCOIGNE  
HALMAN**

THE LODGE, 2 THE AVENUE, SALE

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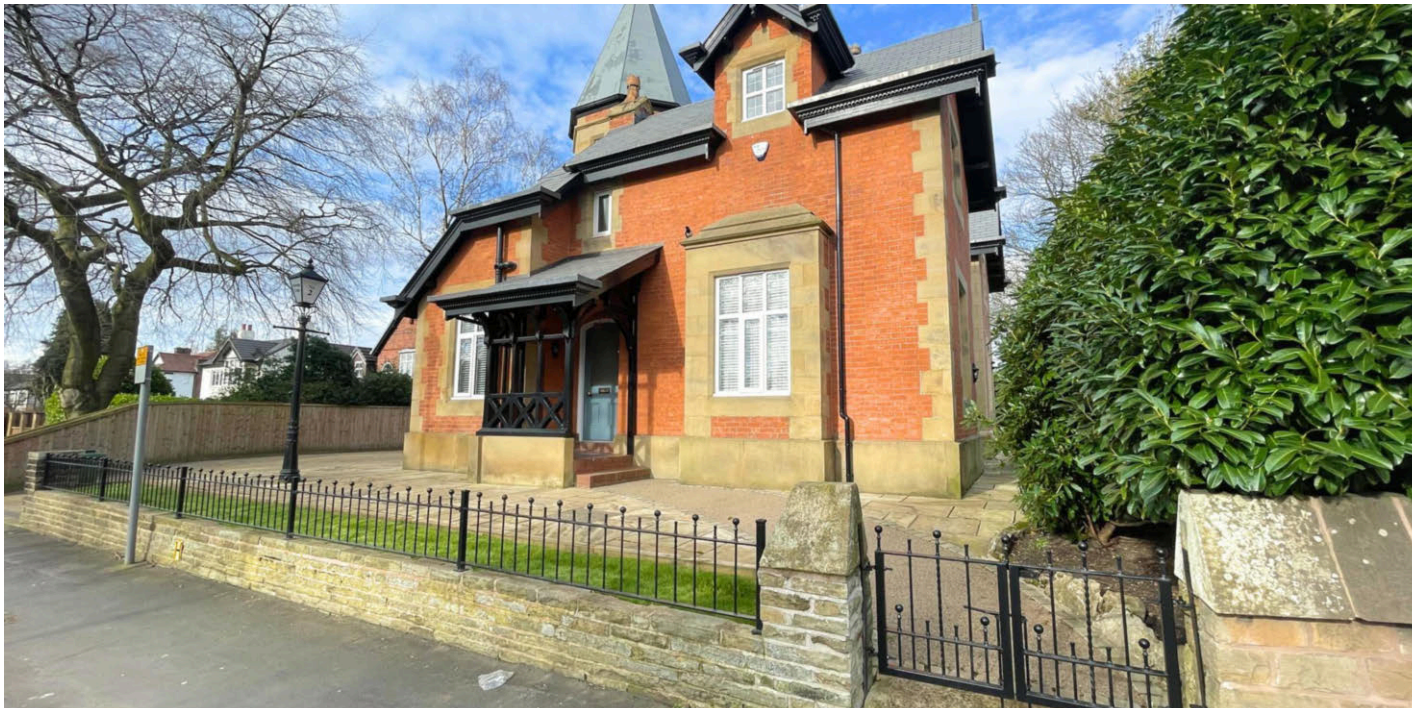
THE AREAS LEADING ESTATE AGENT



## THE LODGE, 2 THE AVENUE, SALE

Thought to date from the 1860's, this beautiful character family home is the original lodge to two large manor houses on 'The Avenue'. This unique residence has been fully modernised throughout revealing over 2000 sqft of high specification family accommodation spread over three floors. Prominently positioned close to some of Traffords outstanding schools and excellent transport links, this stunning home must be viewed to be appreciated. No Chain.





Impressive Lodge House

Four Double Bedrooms & Two Ensuite  
Shower Rooms

Fully Modernised Throughout

Built In 1860's

Large Rear Garden & Spacious  
Driveway

Stunning Period Features Throughout



## THE LODGE | 2 THE AVENUE, SALE

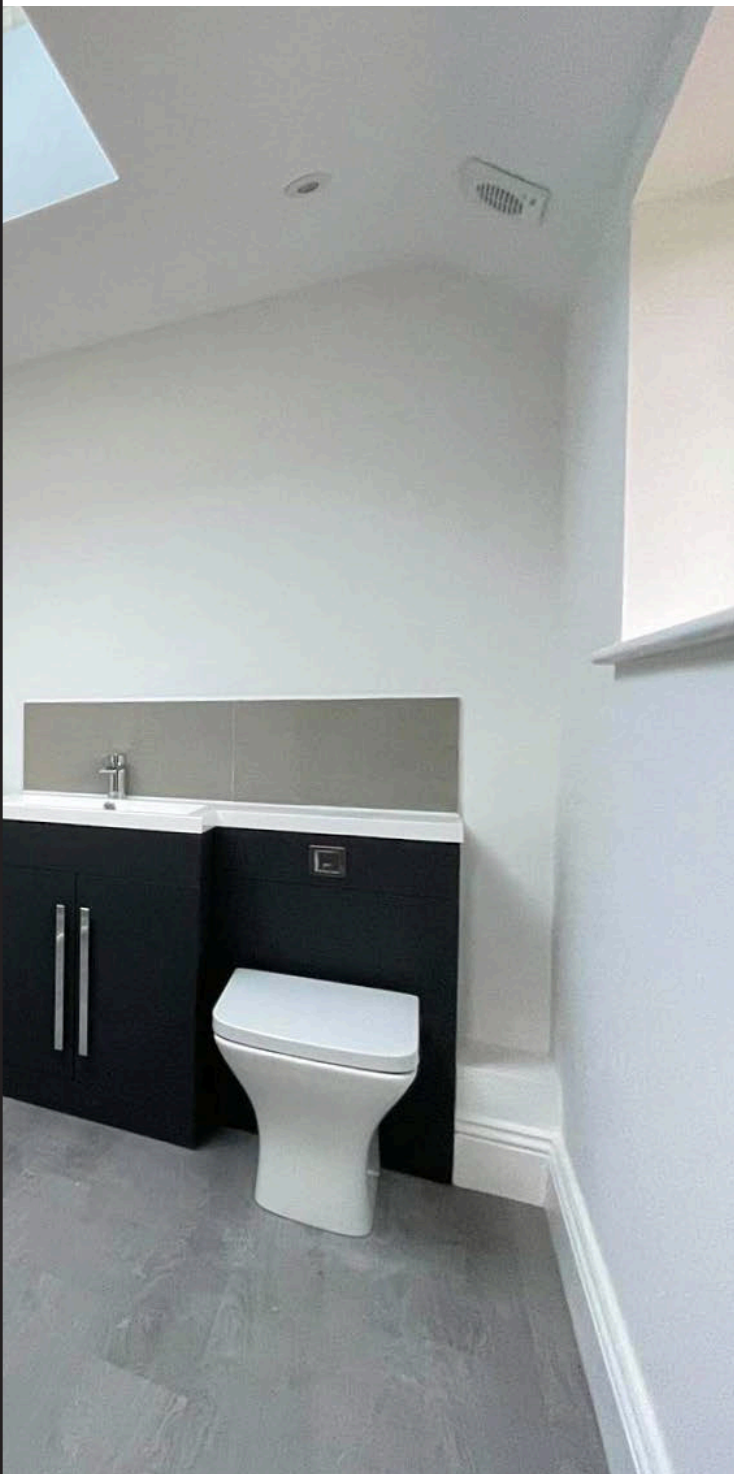
This iconic period Lodge House was built in 1865, and is situated at the entrance to 'The Avenue'. The accommodation comprises of a beautiful front covered entrance porch and hallway with a useful study positioned to the front. The lounge and sitting room are also located off the hallway, both with beautiful feature fireplaces. A modern kitchen/diner can be found to the rear, with a stylish and elegant kitchen fitting with modern appliances and boasts bi-folding doors leading out on the rear garden. A utility room and WC complete the ground floor. There are also lower ground floor cellar chambers. On the first floor there are four double bedrooms, two with beautiful ensuite shower rooms. A large landing area also boasts a three piece modern family bathroom. To the second floor a interesting turret room with superb views. There is a large private garden to the rear and side of the Lodge, along with a spacious driveway for numerous cars. This unique property must be viewed to be appreciated!

### LOCATION

For SatNav purposes: M33 4PA

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.

### **SERVICES**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

### **TENURE**

Freehold - Subject to verification by Solicitor.

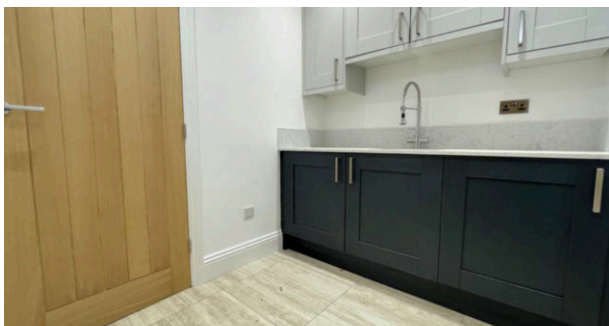
### **LOCAL AUTHORITY**

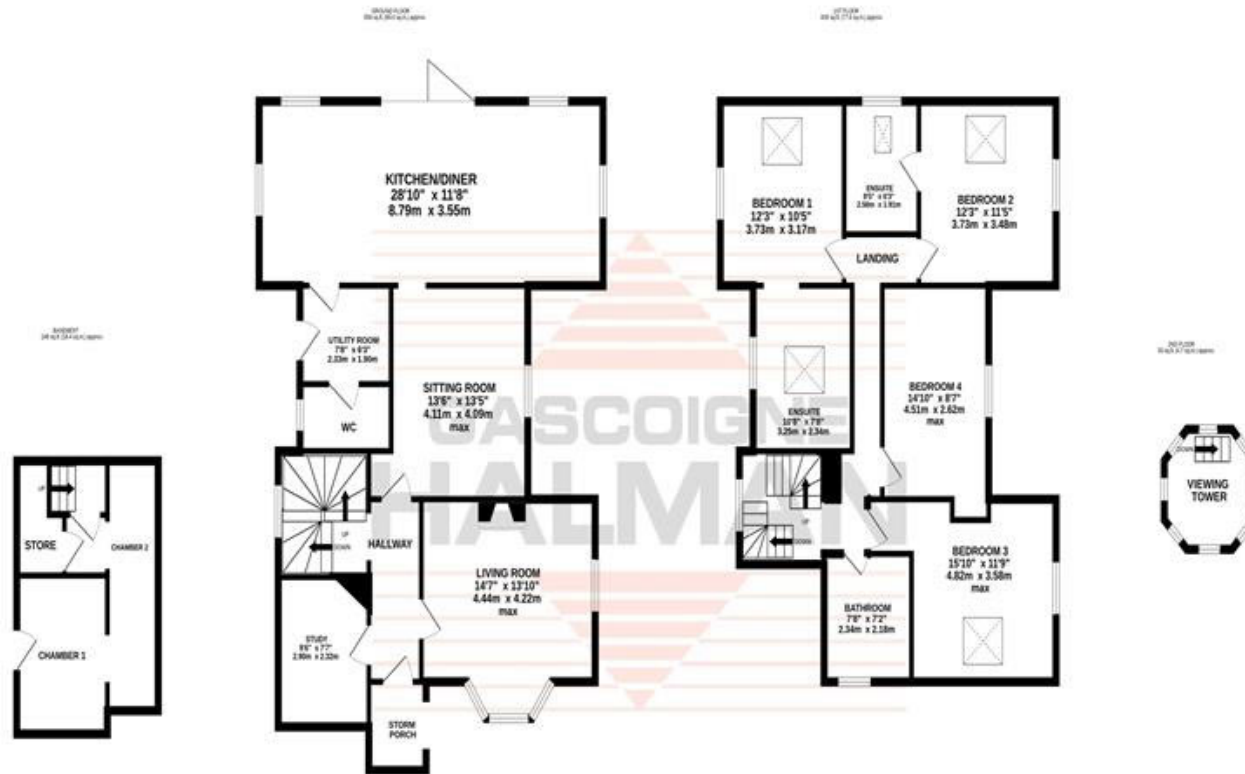
Trafford MBC - Council Tax Band G

### **POSSESSION**

Vacant possession upon completion.

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.





TOTAL FLOOR AREA: 2041 sq.ft. (189.7 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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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





**SALE OFFICE**

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