



**GASCOIGNE  
HALMAN**

77 THE AVENUE, SALE

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THE AREAS LEADING ESTATE AGENT



## 77 THE AVENUE, SALE

£1,350,000

**A truly exceptional and comprehensively enhanced detached residence, occupying a prime position on 'The Avenue'. With striking contemporary accommodation over 2,300 sqft, finished to exacting standards, with an outstanding dining kitchen, two large reception rooms, and five bedrooms. Being set within an extensive landscaped plot, easy reach of Sale, sought-after schools and key transport links, makes this ideal prospect for a range of buyers.**

With its impeccable condition and desirable location, this house is truly a gem of the neighbourhood. With no expense spared, this home offers the ultimate in luxury living, with exquisite craftsmanship and immaculate attention to detail, this luxurious home is the epitome of elegance and comfort, and is ready to move into. With built in fitted furniture in every room that makes the transition effortless for potential buyers looking for a move-in ready home with quality modern amenities.

Representing a unique opportunity to acquire one of the finest detached residences within Sale, having been comprehensively overhauled, largely extended, intelligently remodelled, and more recently impressively appointed by the award winning Bluebell Fitted Furniture, an outstanding home of unrivalled quality and substantial accommodation sure to meet the most demanding purchase requirements.

The home is approached via large York stone driveway and mature front garden, within a private set back position, charming rendered elevations and a commanding vaulted storm porch set the tone for the impressive home. Upon entry the accommodation begins with a cavernous entrance hall complete with feature panelling, twin concealed storage cupboard, and renewed glass inset balustrade to the staircase. Off the hall to the front is a bay-fronted living room with feature wall including modern gas fire with media TV set up and above surrounding Scandi style struts. To the left of the hall is the extended second living/ drawing room complete with contemporary fitted feature wall with display media unit and bespoke cocktail cabinet and a most impressive large rear window overlooking the garden.

The main hub of the home is located at the end of the hall; the open plan extended dining kitchen. This gourmet kitchen is a chef's dream, outfitted with top-of-the-line appliances, quartz worktops and splashback, and an oversize feature island.

The kitchen enjoys outstanding refitted base and wall units, with a contrasting design including gold veined detail, a central feature island with breakfast bar, and boasts intelligent design, with useful twin opening concealed pantry storage, Carrera Quartz work surfaces and splashbacks, Quooker boiling tap, and recessed stainless steel twin sink. The kitchen boasts a wealth of quality integrated appliances including two burner gas 'Domino' hob and 90cm induction hob, plate warming drawer, and a sous vide vacuum sealing drawer, 'Capel' wine cooler, twin Siemens ovens (both with steam facility and one with in-built microwave), Liebherr larder fridge, Liebherr larder Freezer with ice making drawer, small built under Liebherr drawer fridge.

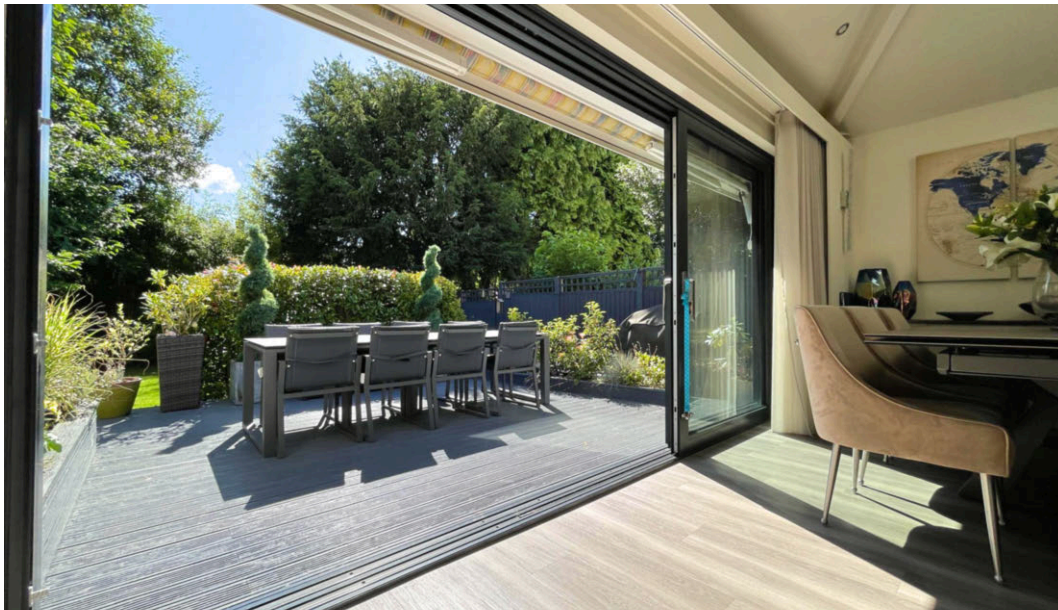
Within the kitchen is a cozy media area, complete with a modern electric fire which creates a welcoming atmosphere perfect for relaxation and entertaining. This unique feature adds warmth and charm to the heart of the home, making it an inviting space for family gatherings or quiet moments.

The dining area enjoys a beautiful vaulted ceiling and sliding doors leading to the rear garden. Off the hall there is also a separate w/c and useful utility room.

To the first floor, off the spacious landing, are five bedrooms, with three being particularly large double bedrooms, and each bedroom enjoying a wealth of bespoke quality fitted wardrobes and furniture. Particular mentioned should be made of both bedroom one and two, with each enjoying a wealth of fitted wardrobes, contemporary ensuite shower rooms, and charming Juliette balconies. There is also a modern family four piece bathroom with wet-room style twin headed shower, in-built tv to bath, and stylish recessed detailing.

Externally the home enjoys a secluded rear garden with raised decked seating area, stone patio, fenced boundaries, maturely planted borders, and central lawned garden. To the front is a large sweeping driveway providing ample parking for numerous cars as well as the added benefit of an EV car charger. There is also a useful garage with up and over door.

The home also benefits from security cameras to provided added assurance to the property.





## OVERVIEW

EXCEPTIONALLY APPOINTED

TWO SPACIOUS RECEPTION ROOMS

IMPRESSIVE MODERN AND BESPOKE  
DINING KITCHEN

PROMINENT SETTING ON ONE OF SALE'S  
MOST PRESTIGIOUS ROADS

CONTEMPORARY EXPERT INTERIOR  
DESIGNED ACCOMMODATION

TWO SPACIOUS RECEPTION ROOMS

UNRIVALED QUALITY FINISH

LARGELY EXTENDED DETACHED  
RESIDENCE

OCCUPYING A SECLUDED POSITION ON A  
LARGE LANDSCAPED PLOT

BOASTING FIVE BEDROOMS & THREE  
BATH/ SHOWER ROOMS

IDEALLY LOCATED CLOSE TO SALE  
CENTRE

LOCATED CLOSE TO SOUGHT-AFTER  
SCHOOLS & KEY TRANSPORT LINKS

77 THE AVENUE, SALE

### **LOCATION**

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.

For SatNav purposes M33 4GA

### **SERVICES**

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

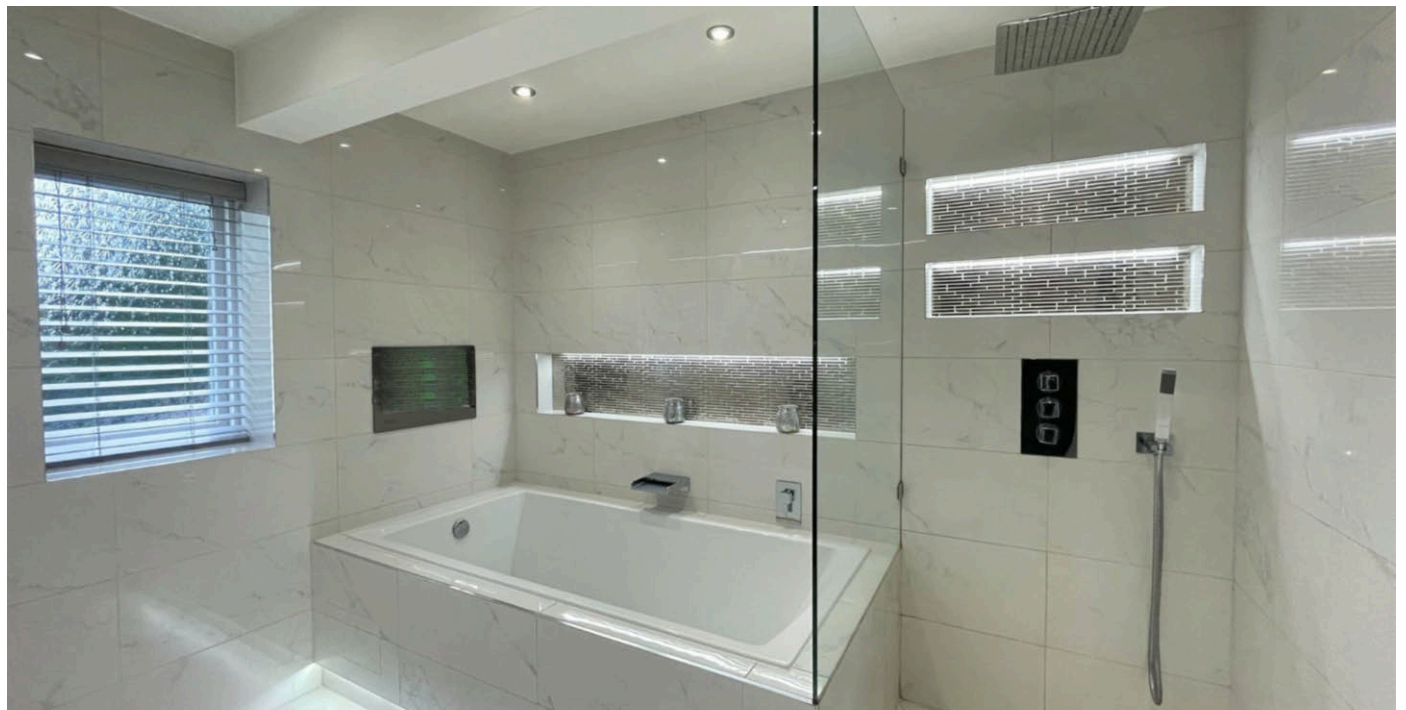
### **TENURE**

Freehold with Chief Rent - Subject to verification by Solicitor

### **LOCAL AUTHORITY**

Trafford MBC - Council Tax Band F

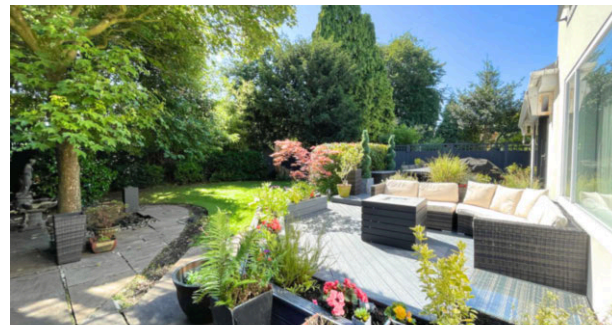
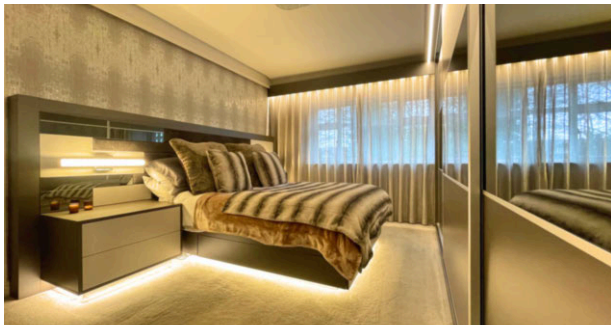




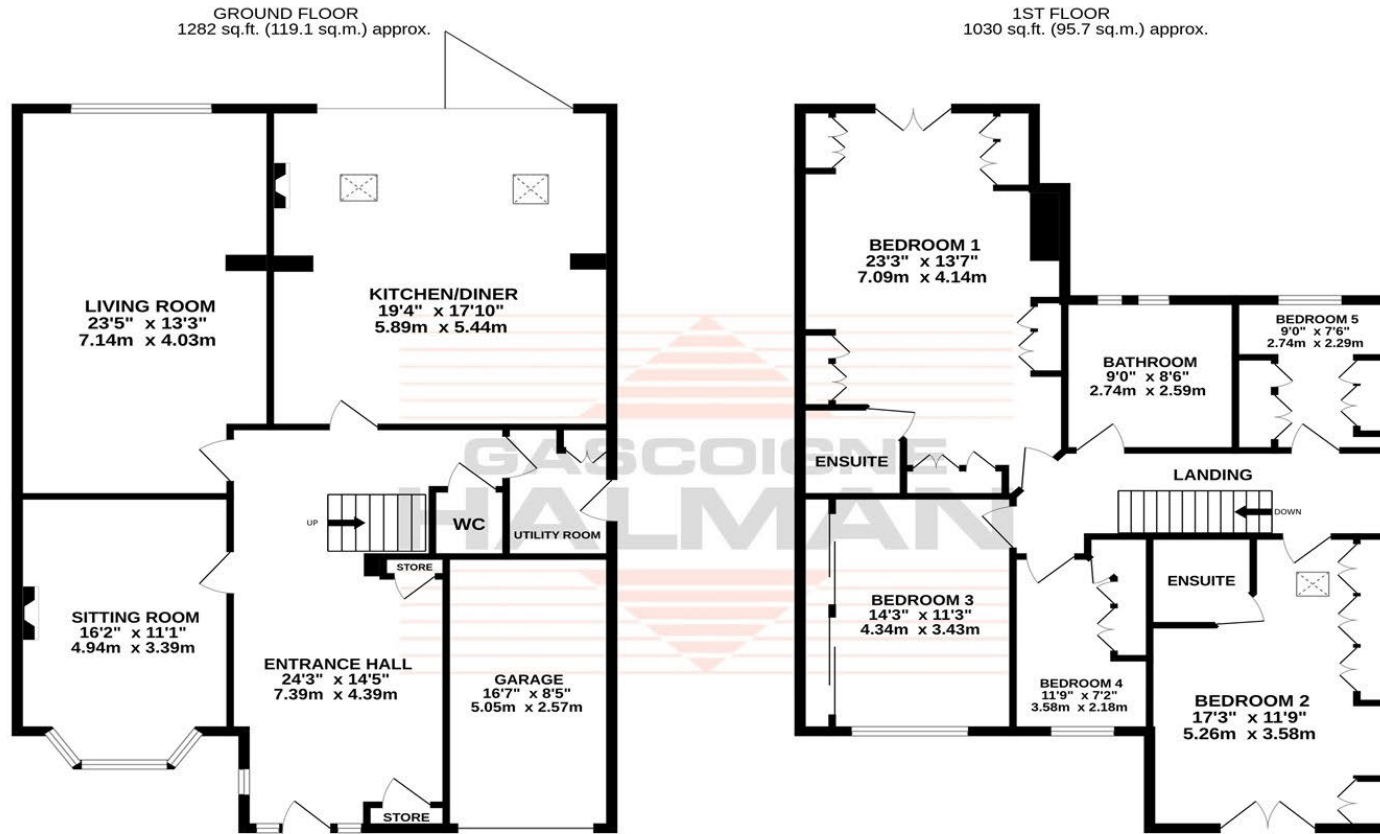


## **POSSESSION**

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.



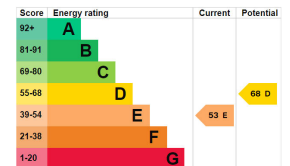
# FLOORPLAN & EPC



TOTAL FLOOR AREA : 2312 sq.ft. (214.8 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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**SALE OFFICE**

0161 962 8700

[sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)

96 School Road, Sale, Cheshire, M33 7XB

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