



TOTAL FLOOR AREA: 3330 sq.ft. (309.4 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.  
Made with Metropix 6/2024



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THE AREAS LEADING ESTATE AGENCY

A substantial and imposing bay-fronted semi-detached residence, boasting accommodation over four floors including five bedrooms and full cellars, requiring modernisation throughout, with a wealth of period features, and set on a sought-after cul-de-sac within easy reach of Sale, popular schools and key transport links.



- Period Semi Detached Property
- Five Double Bedrooms & Two Bathrooms
- Family Accommodation Spread Over Four Floors

- Within Walking Distance To Local Schools & Tram Links
- Cellar Chambers Ripe For Conversion (STPP)
- No Chain

£700,000

14 ROOKFIELD AVENUE

Sale



Representing a truly exceptional opportunity to purchase an extensive and charming period residence, set over four floors, and offering exciting scope to improve and enhance, whilst being ideally located on a select cul-de-sac close to Sale, metro links, popular schools and local amenities.

The home begins with a commanding elevated frontage with charming traditional brickwork and imposing bay-frontage, upon entry via stone stairs, the accommodation begins with a useful entrance porch, opening to a cavernous entrance hall, off the hall is a large bay-fronted living room with striking high ceiling, there is a useful cloaks/ shower room, whilst the second reception room/

dining room is located to the rear of the hall providing access to a separate kitchen.

Off the hall is a staircase leading down to the basement, enjoying a full height multi-chamber cellar, offering exciting scope for a full conversion or providing an outstanding wealth of storage space.

To the first floor, off the large landing, are three well sized bedrooms, with bedroom one to the front of the home enjoying bay-frontage and large walk in dressing room, and bedroom two to the rear of the landing, whilst there is also a four piece family bathroom.

To the second floor, are two further bedrooms, and a useful separate storage room.

Externally to the front is a pleasant flagged frontage, offering ample off-road parking extending to the side, whilst to the rear is secluded low maintenance garden with fenced boundaries, and useful detached garage.

#### 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.

#### DIRECTIONS

For SatNav purposes: M33 2BW

#### TENURE

Freehold with Chief Rent - Subject to verification by Solicitor

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Trafford MBC - Council Tax Band E

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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