



**GASCOIGNE
HALMAN**

45 ASHTON LANE, SALE

THE AREAS LEADING ESTATE AGENT



45 ASHTON LANE, SALE

£1,350,000

An imposing double-fronted period residence, having been comprehensively overhauled, sympathetically restored and immaculately enhanced. Boasting over 3,600 sq ft of striking accommodation over four floors, set within an extensive enveloping landscaped plot and ideally located close to Sale, sought-after schools, and key transport links.

Representing a truly unique purchase opportunity, a breathtakingly beautiful, and meticulously improved period home. The tone is set upon approach, set within a commanding position on a prominently located plot, with substantial double bay-fronted elevations, traditional sandblasted red brick facade, contrasting stone lintels and intricate renewed black and white woodwork, complemented with renewed Sash windows with double glazing throughout, all set back within a comprehensively remodelled and landscaped front aspect.

Approached over a substantial gravelled stone driveway, with charming maturely planted walled boundaries, a stone stepped walkway provides access to the entrance, with a renewed oversized front door opening to the cavernous hallway, boasting stripped floors, intricate cornicing, classically sized skirting boarding, twin corbels, renewed detailed staircase balustrade and the first of numerous newly fitted cast iron Arroll radiators. To the left is a spacious bay-fronted living room/ study complete with stylish contrasting decor, statement feature fireplace, and an impressive ceiling rose. To the right of the hall is the intelligently remodelled main hub of the home, with an elevated dining/ family room enjoying bay-frontage, multiple new radiators, stripped flooring, stunning triple ceiling cornicing, and newly installed bi-folding doors. The exceptional inframe kitchen enjoys a range of tasteful inflame fitted base, wall and island units, with contrasting granite work surfaces, twin Belfast-style sinks, breakfast bar, and quality integrated appliances including Neff induction hob, slide and hide pyrolytic twin ovens, plate warmer. Ahead of the kitchen is a bespoke separate bar area with additional units, and statement floor-to-ceiling glazed single door. There is also a useful w/c off the hall.

Off the entrance hall, a staircase leads to the lower ground floor, offering a largely versatile un-tanked multi-chamber cellar, with three large chambers offering ideal storage space and twinning as occasional reception rooms with charming original stone and tiled flooring, a separate laundry room, and two smaller chambers, one providing for storage, and the sixth benefiting from a recently installed single door way and external staircase to the garden. The services are housed in the cellar with a newly fitted pressurised tank and Vaillant boiler. There are also newly routed gas and water supplies via the cellar.



OVERVIEW

AN IMPOSING DOUBLE-FRONTED PERIOD RESIDENCE

METICULOUSLY ENHANCED AND SYMPATHETICALLY RESTORED

ACCOMMODATION OVER FOUR FLOORS

SET WITHIN AN EXTENSIVE PROFESSIONALLY LANDSCAPED PLOT

SUBSTANTIAL DRIVEWAY

OUTSTANDING REMODELLED LIVING/ DINING INFRAME KITCHEN

BOASTING FIVE/ SIX DOUBLE BEDROOMS

FOUR IMMACULATE REFITTED BATH/ SHOWER ROOMS

SIX CHAMBERED VERSATILE CELLAR WITH EXTERNAL STAIRCASE



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To the first floor, are two generous bedrooms, the principal suite benefiting from a remodelled layout to incorporate an additional bedroom into a substantial dressing room, with beautiful dual aspect, and enjoying an immaculate refitted Jack and Jill shower room complete with brass detailed fittings and marble tiling, with an additional door providing access to bedroom two. There is also an attractively refitted family bathroom with standalone bath tub and marble floor. To the second floor, are three further double bedrooms, all being spacious in size, and with bedroom four and five each enjoying modern refitted ensuite bath/ shower rooms both with contrasting in grain patterned, or metro tiling. Each bathroom within the house also boasts underfloor heating.

Amongst the many benefits the home enjoys, a few of particular note are; a complete re roof with all lead work replaced, Cat 6 wiring throughout the house, a full rewire and re-plumb, individually heated floors throughout, underfloor heating to each bathroom, and meticulously restored original features throughout the whole house.

Externally the home occupies an outstanding enveloping plot, having undergone a full program of professional landscaping to the front, side and rear including a partial boundary wall rebuild and replacement of entrance pillars to the front aspect. The side and rear garden is privately hedged with maturely planted borders, and a large lawned garden, a substantial newly laid Indian Stone grey patio fronts the house with a feature glazed floor window providing light to the cellar, whilst a large wall provides a private aspect and enjoys a charming renewed pergola with mature climbing plants.







LOCATION

For SatNav purposes: M33 5PA

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 with Chief Rent - Subject to verification by Solicitor.

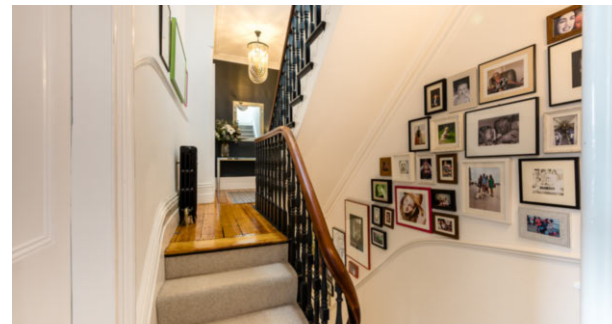
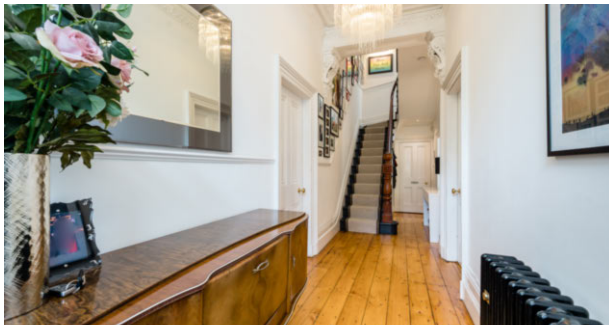
LOCAL AUTHORITY

Trafford MBC - Council Tax Band F

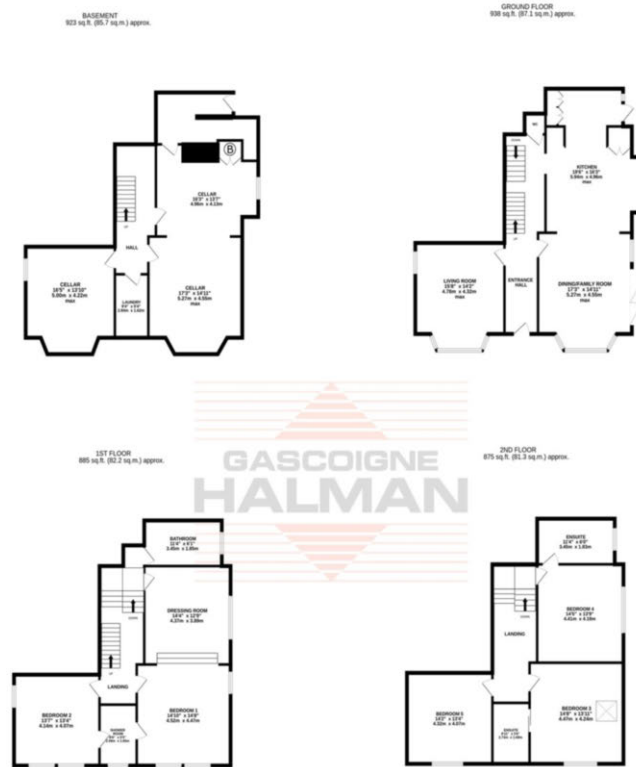
POSSESSION

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 prior to entering into a contract.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 3621 sq.ft. (336.4 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		85 D
55-68	D	85 D	85 C
39-54	E		
21-38	F		
1-20	G		



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HALMAN**