



**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.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignealman.co.uk

gascoignealman.co.uk



Being brought to market for the first time in over 40 years, an imposing period semi detached residence offers a highly privileged setting close to Walton Gardens and Sale Town Centre. Whilst in need of full modernisation, the property reveals an abundance of period features and offers a unique opportunity to create a forever family home, or to develop into several apartments. With substantial accommodation over three floors of 2,755 soft approx and a multi-chamber cellar ideal for conversion, this property offers an truly exclusive and exciting purchase opportunity.

**GASCOIGNE HALMAN**

- Period 'Cheshire Semi Detached' Property
- Prominently Positioned In Desirable Location
- Unique Opportunity To Create A Forever Family Home Or Convert Into Multiple Apartments/ HMO

- In Need Of Extensive Modernisation
- Approx 2755 sqft Of Accommodation Over Four Floors
- No Chain

**£500,000**

**21 HIGHFIELD AVENUE**

Sale



**DESCRIPTION**

Forming only one of few interlinking Cheshire semi-detached residences within Sale, occupying a secluded sought-after cul-de-sac position close to Sale, Sale Grammar School and key transport links, a truly unique opportunity to purchase an extensive period residence, in need of a full program of modernisation and renovation, with substantial period accommodation of 2755 sqft approx over four floors.

Occupying a commanding elevated setting, the home enjoys handsome traditional elevations, with the ground floor accommodation including a vast entrance hall, two reception rooms, a separate kitchen, and w/c.

To the lower ground floor is a five chamber cellar, offering a largely useful storage area and providing significant scope for conversion.

To the first floor are three well sized double bedrooms, a separate bathroom and w/c. With the second floor similarly offering three further bedrooms, an additional bathroom and separate w/c.

Externally the property benefits from a large plot, with gardens to front and rear, flanked by mature hedging, and would benefit from improvement and landscaping. The home offers a unique purchase opportunity and would also appeal to a buyer/ investor looking to create a HMO or split into flats subject to the necessary planning consent.

**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 3DW

**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



gascoignealman.co.uk

**GASCOIGNE HALMAN**