



**GASCOIGNE  
HALMAN**

14 KINGSTON DRIVE, SALE

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THE AREAS LEADING ESTATE AGENT





## 14 KINGSTON DRIVE, SALE

**An immaculately appointed and substantially extended Edwardian bay-fronted semi-detached, with an intelligently remodelled architect designed living/ dining kitchen with vaulted ceiling, four generous bedrooms, two bath/ shower rooms, enjoying a landscaped secluded garden, within an idyllic cul-de-sac close to Sale, key transport links, and in catchment of popular schools.**

Having been comprehensively enhanced, largely extended and immaculately improved, a substantial bay-fronted period residence, set over three floors of circa 1,650 sqft, with an impressive remodeled open plan layout of architectural elegance, occupying a much sought-after cul-de-sac setting, close to Sale, key transport links, Worthington Park, and popular primary and secondary schools.

The home is approached over a pleasant graveled driveway, with handsome part rendered and traditional red brick elevations. Upon entry via the useful storm porch is a large welcoming entrance hall with separate w/c, to the front is a bay-fronted living room with attractive feature cast iron fireplace, ahead of the hall, via a stylish crittal door, is the main hub of the home, the architect designed (the local well regarded Peter Gorman), open plan living/ dining kitchen. The living area enjoys multi-fuel stove with concrete wall hung alcove shelving, there is a large dining area, and an impressive bespoke fitted kitchen, with stylish contrasting base and wall units, feature island with breakfast bar, quartz work surfaces, integrated appliances with Neff remote controlled oven, Prima induction hob, full width sliding black patio doors, and a striking valuated ceiling. There is also a separate utility room with pocket door.





## OVERVIEW

Edwardian Semi Detached Residence

Family Accommodation Of Approx 1650 sqft Over Three Floors

Four Generous Bedrooms & Two Modern Bathrooms

Master Bedroom With Stunning Ensuite & Juliette Balcony

Positioned On A Quiet & Convenient Cul-De-Sac

Must Be Viewed To Be Appreciated





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To the first floor, via the spacious landing, are three well sized bedrooms, with an attractive refitted family bathroom with contrasting patterned and metro-brick tiling.

The second floor offers a master-style suite via an impressive loft conversion, boasting large bedroom with juliette balcony and eaves storage, and a separate stylish shower room with attractive mosaic, herringbone and patterned tiling.

Externally the home enjoys a generous part-walled front garden with stone driveway, whilst to the rear is a fully landscaped garden with generous composite deck, L-shape bench with stone seating area, fenced boundaries, lawned garden, mature planted border, generous side storage area, and complemented by the striking black clad architect designed rear extension.

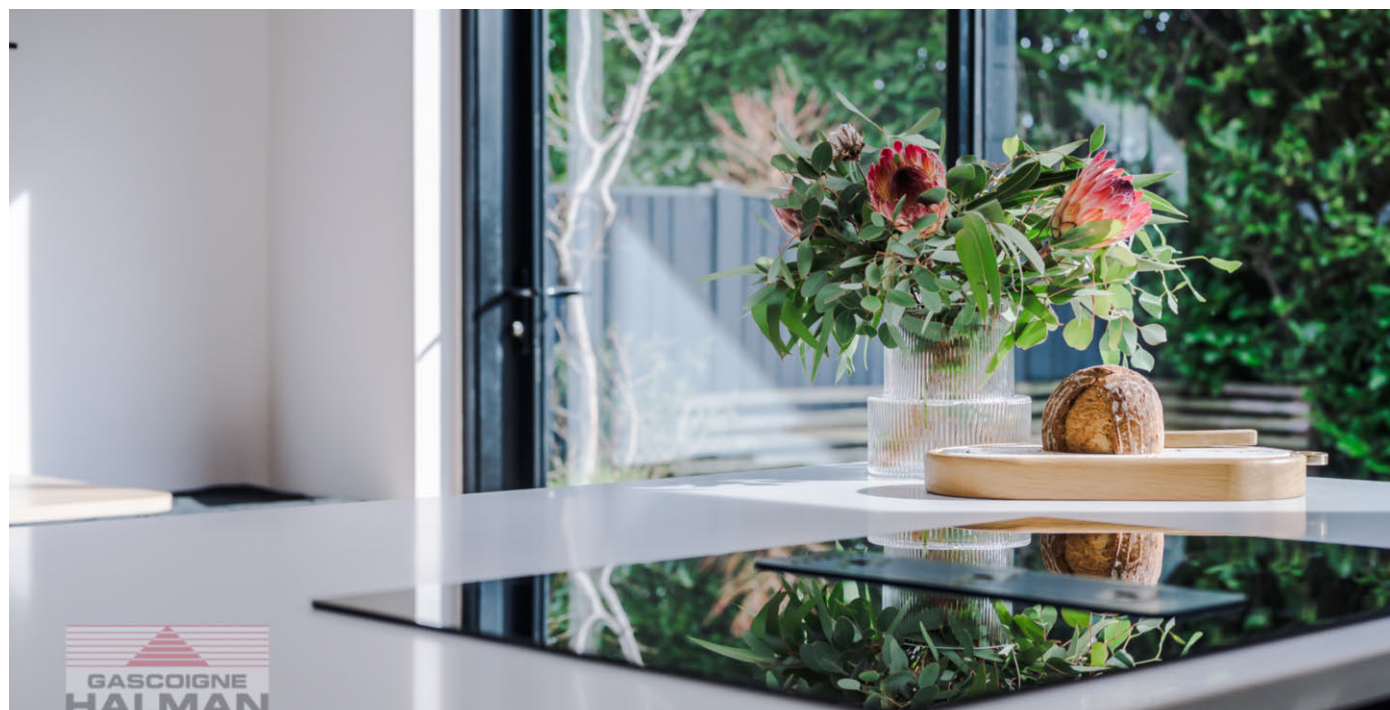
## LOCATION

For SatNav purposes: M33 2FS

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.

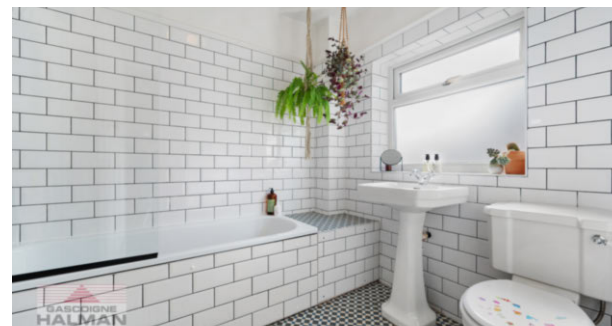
## LOCAL AUTHORITY

Trafford MBC - Council Tax Band D

## POSSESSION

Vacant possession upon completion.

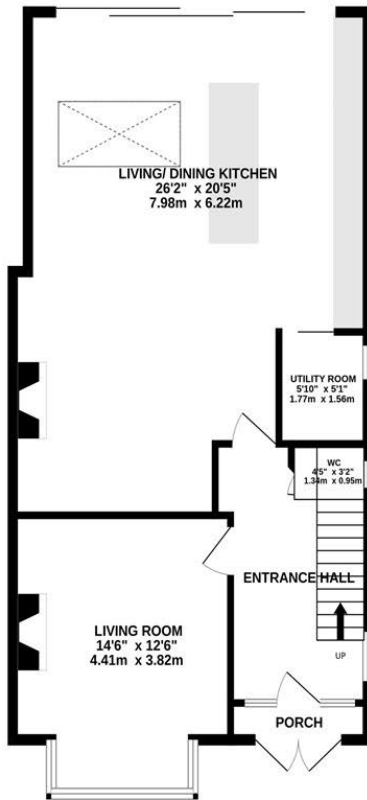
Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this prior to entering into a contract.



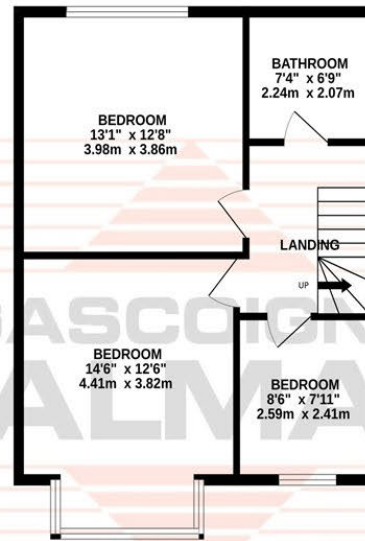


## FLOORPLAN & EPC

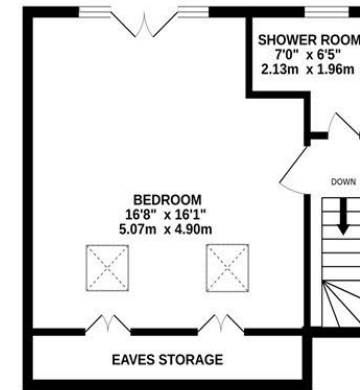
GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.5 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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