



**GASCOIGNE  
HALMAN**

107 MOSS LANE, SALE

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THE AREAS LEADING ESTATE AGENT





## 107 MOSS LANE, SALE

**A handsome and substantial traditional detached residence, occupying a fine plot of circa 0.2 acres, with lovingly maintained extended accommodation over 2,000 sqft including three reception rooms and four bedrooms, offering scope for further extension (subject to pp), with mature enveloping gardens, set on the revered 'Moss Lane', close to Sale, popular schools and key transport links.**

Having been lovingly maintained and improved over almost four decades by the current owners, an attractive and extensive detached family residence, occupying favoured positioning on 'Moss Lane', within a set back position on a substantial mature plot, within easy reach of Sale, in catchment of key primary and secondary schools, and useful transport links.



Benefiting from a largely secluded position behind mature trees and well stocked hedging, this handsome large detached house is approached via a generous block-paved driveway, revealing contrasting part-rendered and classic brick elevations. Upon entry the home begins with a useful entrance porch, opening to a welcoming hallway, to the right is a bay-fronted living room with double doors to the rear garden, ahead is a traditional bay-fronted second reception/ sitting room, whilst to the end of the hall is a third versatile extended reception room utilised as a dining room providing views over the garden and single door access. There is also a useful utility room with cloaks w/c off this room. Off the dining room is a remodelled and fitted separate kitchen with useful pantry storage, side door, and internal access to the garage. The garage is accessed via an up and over door, providing ample storage, and with a rear door to the garden.





## OVERVIEW

Detached Family Residence

Four Double Bedrooms With Master En-Suite

Over 2000 sq ft Of Accommodation

Downstairs WC And Separate Utility Room

Off Road Parking And Integral Garage

Three Large Reception Rooms

Large Sweeping Driveway & Integral Garage

Extensive & Secluded South Facing Garden

Close Proximity To Transport Links



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To the first floor, off the spacious landing, are four well sized bedrooms, and a modern refitted bathroom.

Externally the home occupies an enviably large plot, with maturely planted gardens to front, side and rear. The gardens are mainly laid to lawn, with a substantial indian stone patio to the rear, and hedged boundaries, and the charming remains of an old air raid shelter.

The plot offers fantastic potential and exciting scope for further extension if required (subject to permissions).

A key strength the house enjoys is its fine location, being ideally positioned close to revered primary schools and secondary schools, benefiting from very useful transport links including the M60 and M56 motorway network, the metrolink tram service and Manchester International Airport being less than 7 miles away.

## LOCATION

For SatNav purposes: M33 5BU

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**

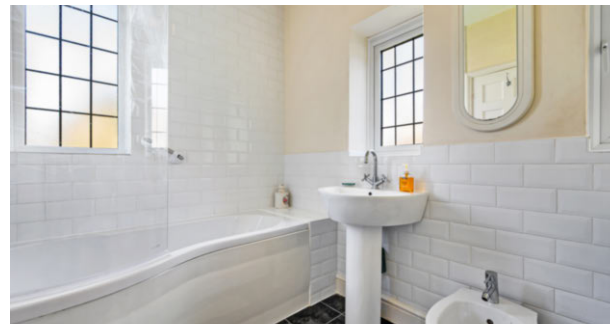
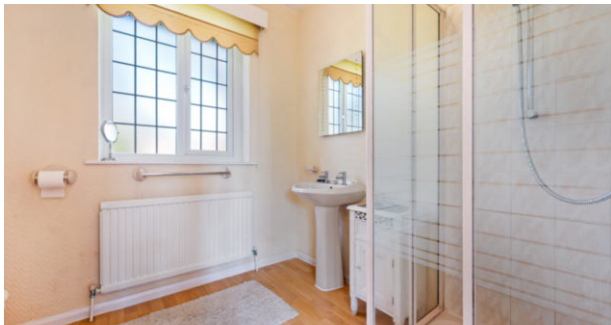
Freehold with Chief Rent - Subject to verification by Solicitor.

### **LOCAL AUTHORITY**

Trafford MBC - Council Tax Band G

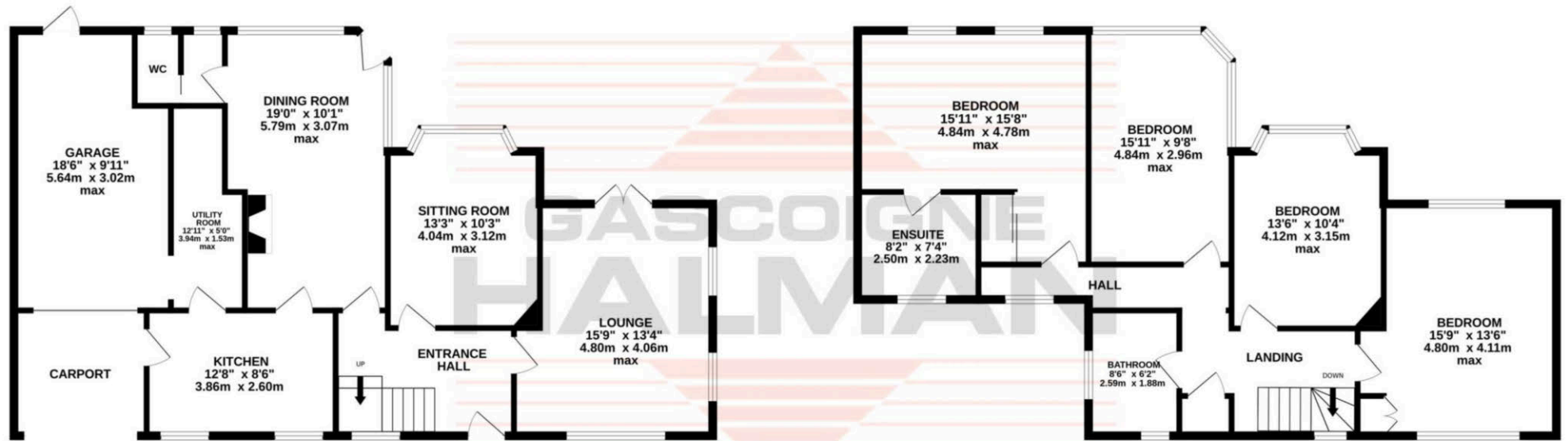
### **POSSESSION**

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 potential purchasers should satisfy themselves on this point prior to entering into a contract.

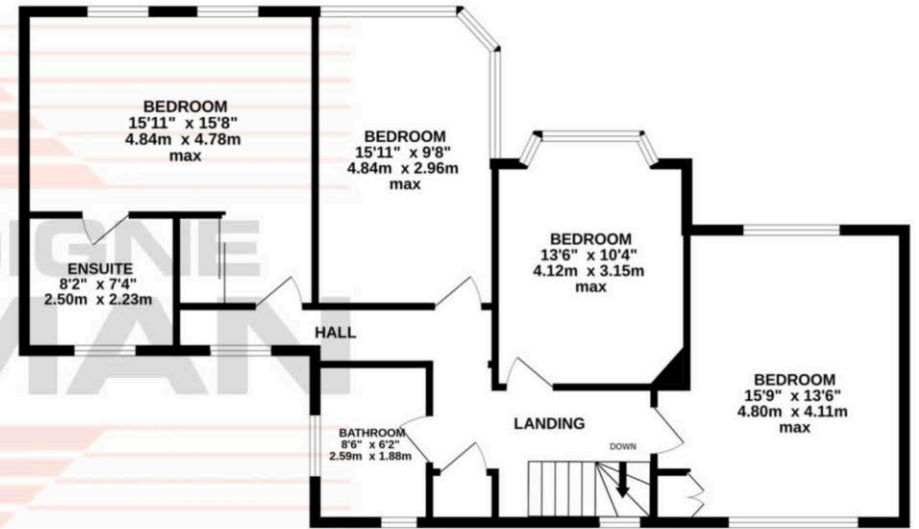


## FLOORPLAN & EPC

GROUND FLOOR  
1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 2025 sq.ft. (188.2 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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