



**GASCOIGNE
HALMAN**

27 SELSEY AVENUE, SALE

THE AREAS LEADING ESTATE AGENT



27 SELSEY AVENUE, SALE

This meticulously cared for and elegantly designed detached residence, featuring a picturesque bay front, provides an abundance of thoughtfully arranged living space. It includes two reception rooms, a kitchen/breakfast area, and four bedrooms, all situated in a serene cul-de-sac location that is conveniently close to Trafford's top primary and secondary schools, as well as essential transport connections. Additionally, it boasts a spacious, private rear garden and stunning open vistas.

This exquisite detached home is situated in a sought-after residential neighborhood in Sale. It boasts picturesque views of Selsey Fields and is in proximity to some of Trafford's exceptional schools, making it an ideal choice for families. To truly appreciate the spaciousness of this immaculate residence, a viewing is essential.

A grand entrance hallway leads to a large bay-windowed dining room, complemented by an additional reception room at the rear. The sophisticated kitchen/breakfast area features a delightful open-plan design that overlooks the rear garden. An integral garage conveniently adjoins the kitchen.





OVERVIEW

Substantial Detached Family Home

Prominently Positioned In Highly Desirable Area

Two Large Reception Rooms & Spacious Kitchen/Breakfast Room

Beautiful Rear Garden & Parking To The Front

Four Generous Bedrooms, Family Bathroom & Separate WC

Catchment For Outstanding Primary & Secondary Schools

27 SELSEY AVENUE, SALE

The first floor comprises a landing that connects to four spacious bedrooms, one of which is currently used as a home office, a modern family bathroom, and a separate WC. Outside, the property offers a driveway with ample off-road parking, while the rear features a privately enclosed landscaped garden complete with a paved patio area, perfect for entertaining.

LOCATION

For SatNav purposes: M33 4RN

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 - Subject to verification by Solicitor.

Agent's Note: we have been advised the garage ceiling is lined with a fire retardant layer that may contain asbestos - this has also been checked and passed by the local Fire brigade.

LOCAL AUTHORITY

Trafford MBC - Council Tax Band E

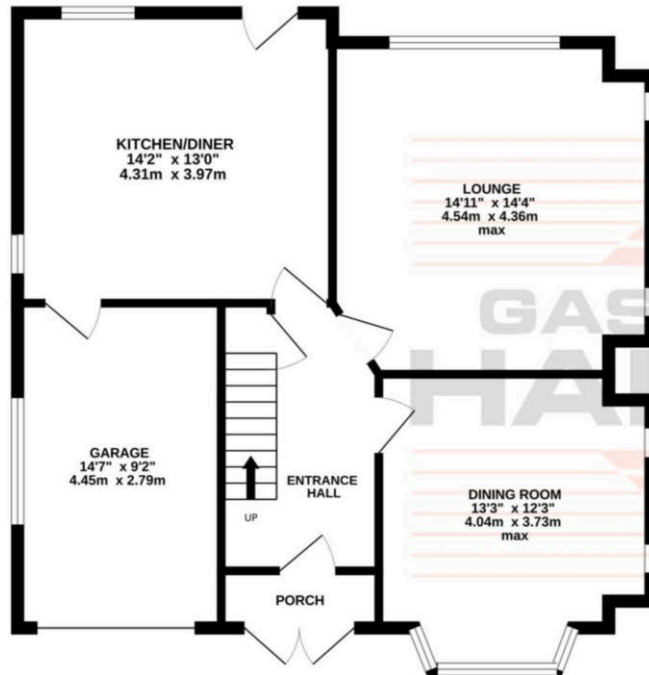
POSSESSION

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.

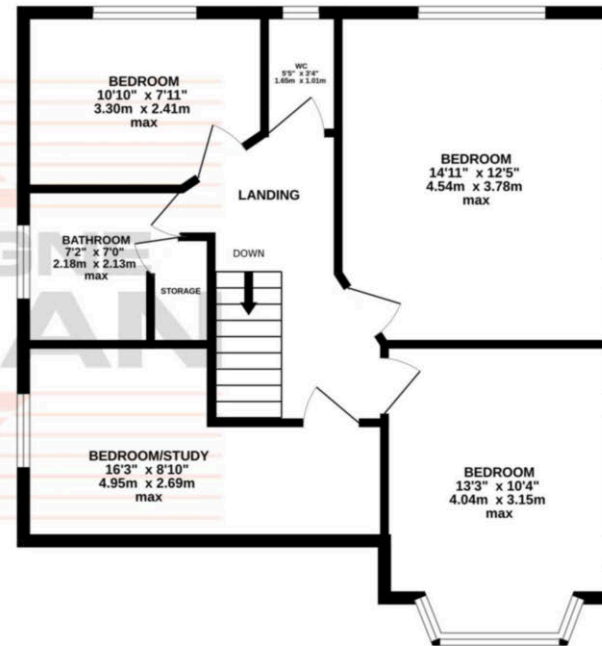


FLOORPLAN & EPC

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



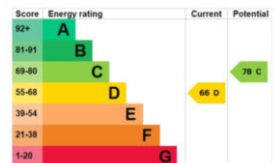
1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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.
Made with Metropix ©2025

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.





SALE OFFICE

0161 962 8700

sale@gascoignehalman.co.uk

96 School Road, Sale, Cheshire, M33 7XB

**GASCOIGNE
HALMAN**