



**GASCOIGNE
HALMAN**

11 HARBORO ROAD, SALE

THE AREAS LEADING ESTATE AGENT



11 HARBORO ROAD, SALE

Occupying a substantial plot in one of Sale's most sought-after residential settings, an individually designed, stylishly enhanced and substantial detached residence, with four reception rooms and five bedrooms, measuring circa 2,500 sqft, whilst being set in an exclusive gated position with an extensive secluded rear garden, ideally located close to Sale, popular primary and secondary schools, and key transport links.

A substantial & majestic detached residence, located on one of Sale's most sought after roads. Positioned on a generous plot, this stunning five bedroom family home offers accommodation over 2500 sq/ft. This wonderful detached residence is certain to offer a superb opportunity for any discerning buyer to create a 'forever home'.

This exquisite residence is approached through a generous part-walled and gated entrance featuring a large gravel driveway, which sets the tone for this magnificent home. Upon entering through the double doors, you are greeted by a spacious hallway. The expansive bay-fronted living room boasts tasteful decor, a feature fireplace, and access to the rear garden, complemented by a second versatile reception room currently utilized as a home office. The attractive flooring leads to the heart of the home: the kitchen/dining area, which offers open-plan living with a stunning refitted kitchen featuring a breakfast bar, quartz work surfaces, and a bay window along with two additional large windows that allow an abundance of natural light to fill the space. Adjacent to the kitchen is another home office and a practical utility room that provides access to a generous integrated double garage with a vaulted ceiling for ample storage, as well as a final reception room currently serving as a home gym with French doors leading to the garden. A convenient ground floor w/c is also available.





OVERVIEW

Detached Family Home

Positioned On Substantial Plot

Located On One Of Sale's Most Sought After Roads

Five Generous Bedrooms

Master Bedroom With Dressing Room & Ensuite

Boasting Over 2500 sqft Of Accommodation

Ample Off Road Parking & Private Extensive Rear Garden

Close To Some Of Traffords Outstanding Schools

Four Large Reception Rooms

Ideal For Someone Looking For Their Next Family Home

11 HARBORO ROAD, SALE

On the first floor, accessed via the spacious landing, are five generously sized bedrooms, with the master bedroom particularly spacious and featuring a dressing room and ensuite shower room, in addition to a three-piece family bathroom. The landing also offers plenty of storage cupboards.

Externally, the rear garden is well-sized and enjoys a high degree of privacy, primarily laid to lawn with a patio seating area, raised planters, and fenced boundaries. The front of the property is accessed through gates with a brick wall perimeter and mature hedging, while a large gravel driveway accommodates parking for at least five or six vehicles.

LOCATION

For SatNav purposes: M33 5AE

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

Tenure - Freehold Subject to verification by Solicitor.

LOCAL AUTHORITY

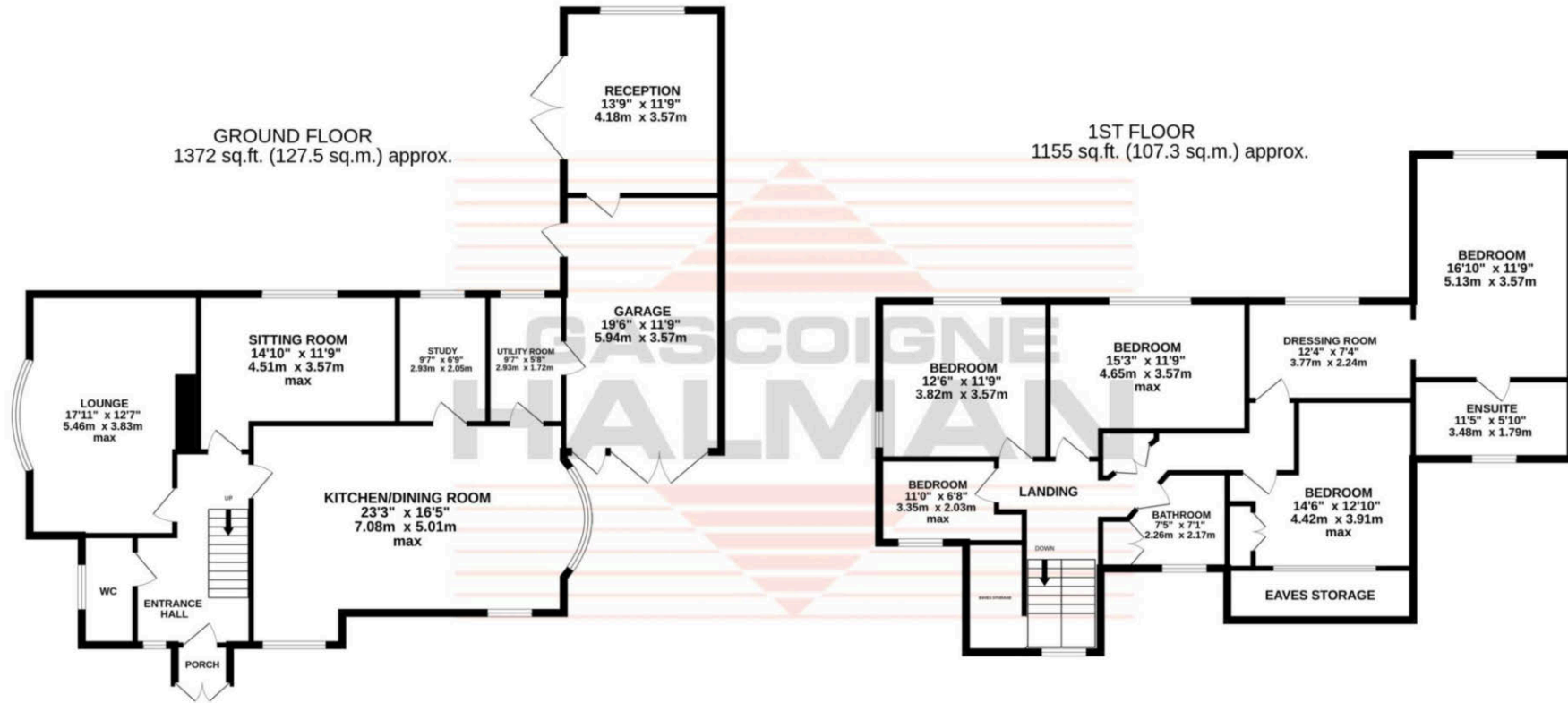
Trafford MBC - Band G

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



TOTAL FLOOR AREA : 2528 sq.ft. (234.8 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**