



**GASCOIGNE
HALMAN**

53 DERBYSHIRE ROAD, SALE

THE AREAS LEADING ESTATE AGENT



53 DERBYSHIRE ROAD, SALE

A handsome traditional and substantial bay-fronted period semi-detached, set on the revered 'Derbyshire Road', with circa 3,000 sqft of tastefully appointed accommodation over four floors, occupying an extensive secluded plot with a large private rear garden, and within easy reach of Sale, key schools including Sale Grammar and St Joseph's primary, and transport links including Brooklands and Sale tram stops.

Occupying a commanding setting within a substantial mature and secluded plot, this handsome and extensive period residence enjoys a wealth of lovingly maintained and attractively enhanced accommodation measuring over 3,000 sqft, enjoying a historic position on Derbyshire Road, and providing ease of access to key amenities and Sale town centre.

Upon approach the home reveals attractive bay-fronted elevations and a strong elevated position, set within a large plot with a generous front aspect offering ample off-road parking, and a welcoming traditional entrance. Upon entry via the storm porch reveals a large entrance hall complete with charming original features including decorative corbels, initially is a well sized bay-fronted living room complete with tasteful two tone décor and feature fireplace, a second large reception room is ahead with a striking side bay-window, feature fireplace and alcove storage, whilst directly ahead is the intelligently remodelled and refitted dining-style kitchen, benefiting from modern refitted kitchen, generous dining area, side-bay window and side door access.



OVERVIEW

Substantial Bay Fronted Semi Detached Family Residence

Four Double Bedrooms & Large Family Bathroom

3000 sqft Of Accommodation Spread Over Four Floors

Prominently Positioned Close To Sale Town Centre

Large Partly Converted Cellar Chambers

Off Road Parking & Lovely Rear Garden

Abundance Of Period Features Throughout

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The basement level is access off the hallway, providing a largely versatile multi-chamber cellar, with three spacious larger chambers, being partly converted and offering scope for further enhancement.

To the first floor, via the spacious landing, are two large double bedrooms, with generous fitted wardrobes to bedroom one and a charming double fronted aspect, whilst there is also a versatile dressing room and modern refitted WC. A large family bathroom completes the first floor.

To the second floor are a further two large double bedrooms, and a stylishly appointed bathroom.

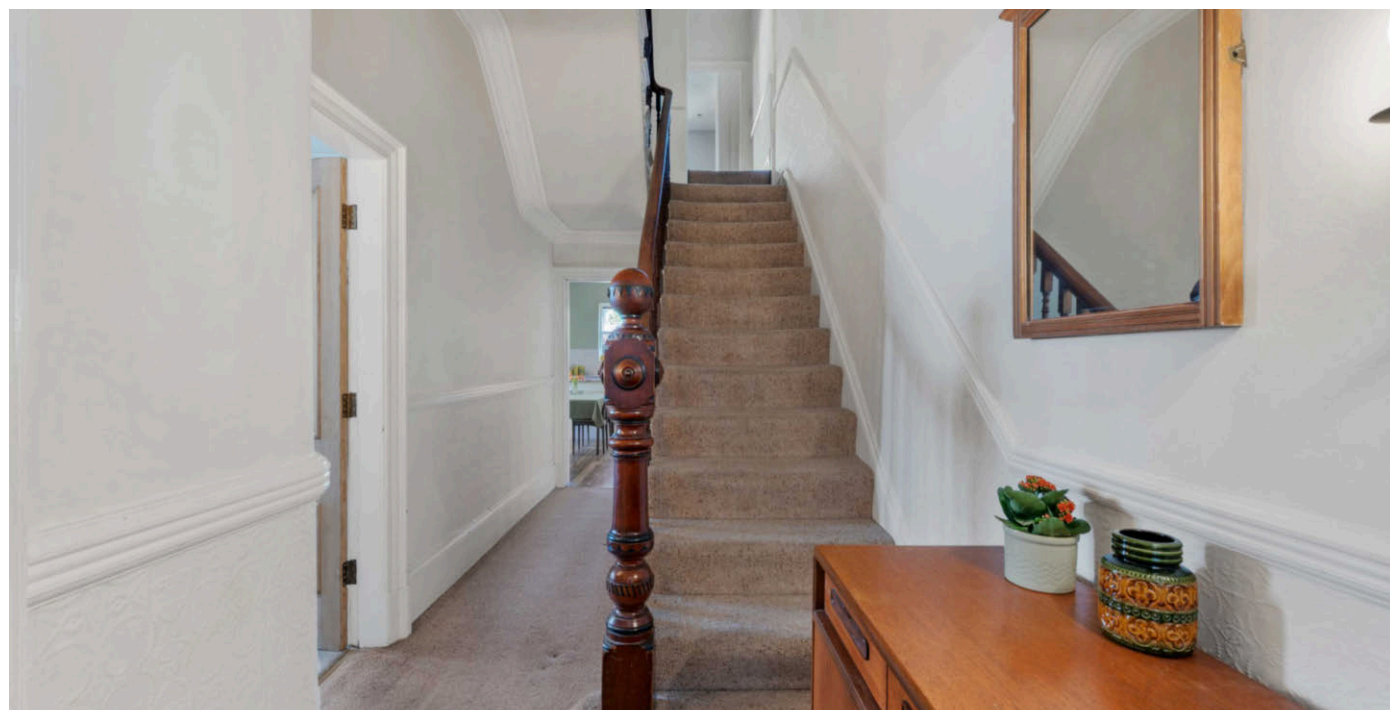
Externally the home enjoys a substantial frontage with mature walled aspect and generous driveway, whilst to the rear is an extensive stone patio area continuing to the side of the home, leading to a maturely planted rear garden, mainly laid to lawn, with raised beds, fenced boundaries and a wealth of mature trees and shrubs.

LOCATION

For SatNav purposes: M33 3FJ

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

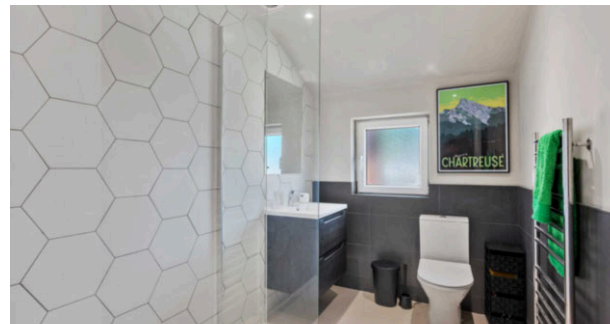
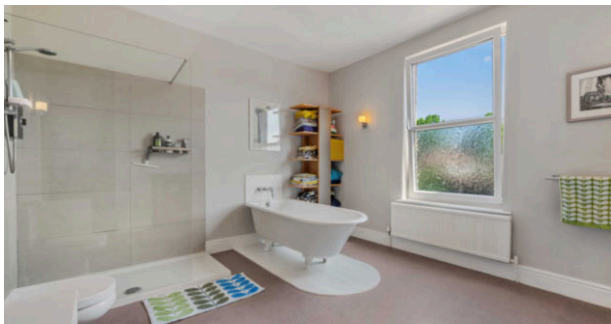
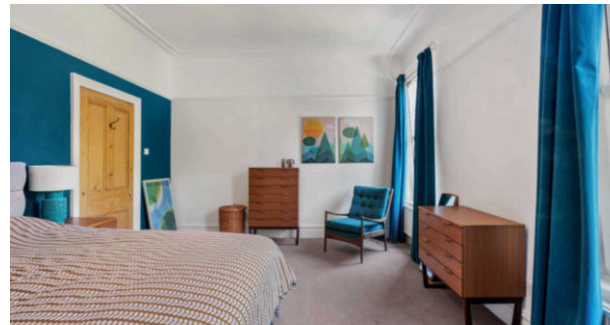
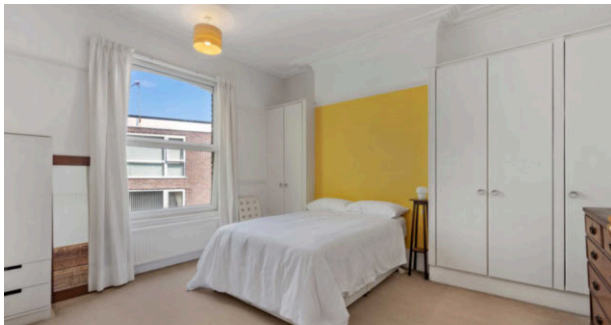
Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

Trafford MBC - Band F

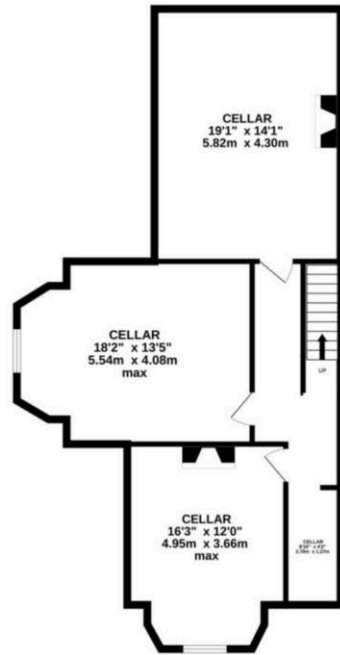
POSSESSION

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.

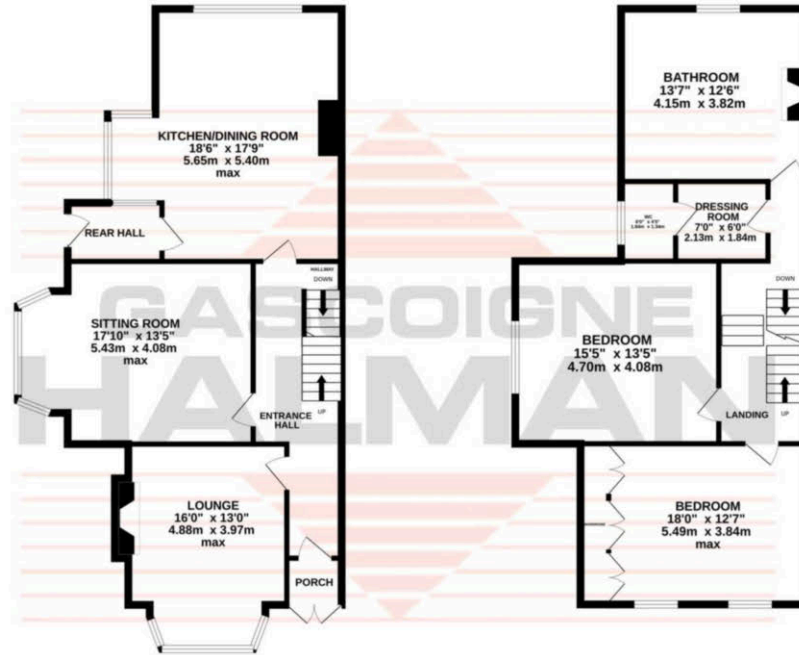


FLOORPLAN & EPC

BASEMENT
801 sq.ft. (74.4 sq.m.) approx.



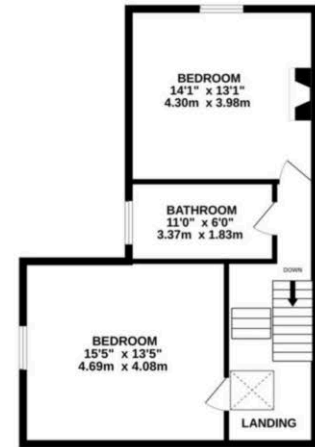
GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



2ND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 3001 sq.ft. (278.8 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.
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SALE OFFICE

0161 962 8700

sale@gascoignehalman.co.uk

96 School Road, Sale, Cheshire, M33 7XB

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