



**GASCOIGNE
HALMAN**

94 ASHTON LANE, SALE

THE AREAS LEADING ESTATE AGENT



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Occupying an enviable substantial plot of circa 0.2 acres, a handsome bay-fronted detached residence, with over 2,000 sq ft of lovingly maintained accommodation including two reception rooms and four spacious bedrooms. Offering tremendous potential to enhance and extend with an enveloping mature idyllic garden. Ideally located close to Sale, Ashton-upon Mersey village, key transport links and within catchment of a number of Sale's sought after primary and secondary schools.

Set back in a charming, mature and substantial plot, this handsome detached home offers a truly unique opportunity to purchase a traditional detached period residence. Providing exciting scope for improvement and enhancement, occupying a hugely convenient family-orientated location, within beautiful grounds with a striking, large and idyllic rear garden.

The home is approached via a large gravel driveway behind substantial hedgerow frontage, enjoying a handsome front aspect with traditional red-brick and part-rendered bay-fronted elevations. The house is accessed via a pleasant storm porch with attractive woodwork detail. Upon entry, via the original front door is an impressive entrance hall way twinning as a dining hall. To the front is a large bay-fronted living room whilst ahead of the hall is the second reception room complete with rear bay-window with double doors to the garden and inglenook-style feature fireplace. There is also a separate fitted kitchen with breakfast-bar area, leading to a well sized utility room and downstairs WC. Off the utility is integral access to a generous carport/garage providing ample storage area and leading to both a boiler room and the rear garden.





OVERVIEW

Period Detached Residence

Four Well Proportioned Bedrooms And
Master En-Suite

Two Large Reception Rooms And
Spacious Kitchen

Close To Sale Town Centre & Ashton
On Mersey Village

Substantial Plot Of Circa 0.2 acres

Excellent Potential To Further Extend

Spacious Front With Ample Off Road
Parking

Over 2000 sqft Of Family
Accommodation

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The ground floor is rich in period features including ornate ceiling detailing and attractive corning, deep skirting boards and charming picture rails.

To the first floor, off the spacious landing, are four well sized bedrooms with bedroom one enjoying fitted wardrobes and an ensuite shower room. There is also a separate fitted family bathroom.

Externally the home occupies an enviably large enveloping plot, with privately hedged and tree-lined borders to all aspects. With a substantial lawned garden to the rear extending into a woodland style aspect with stone walkway offering scope for re-exposing into well kept planted beds and/ or the addition of an outbuilding if desired.

LOCATION

For SatNav purposes: M33 7UB

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

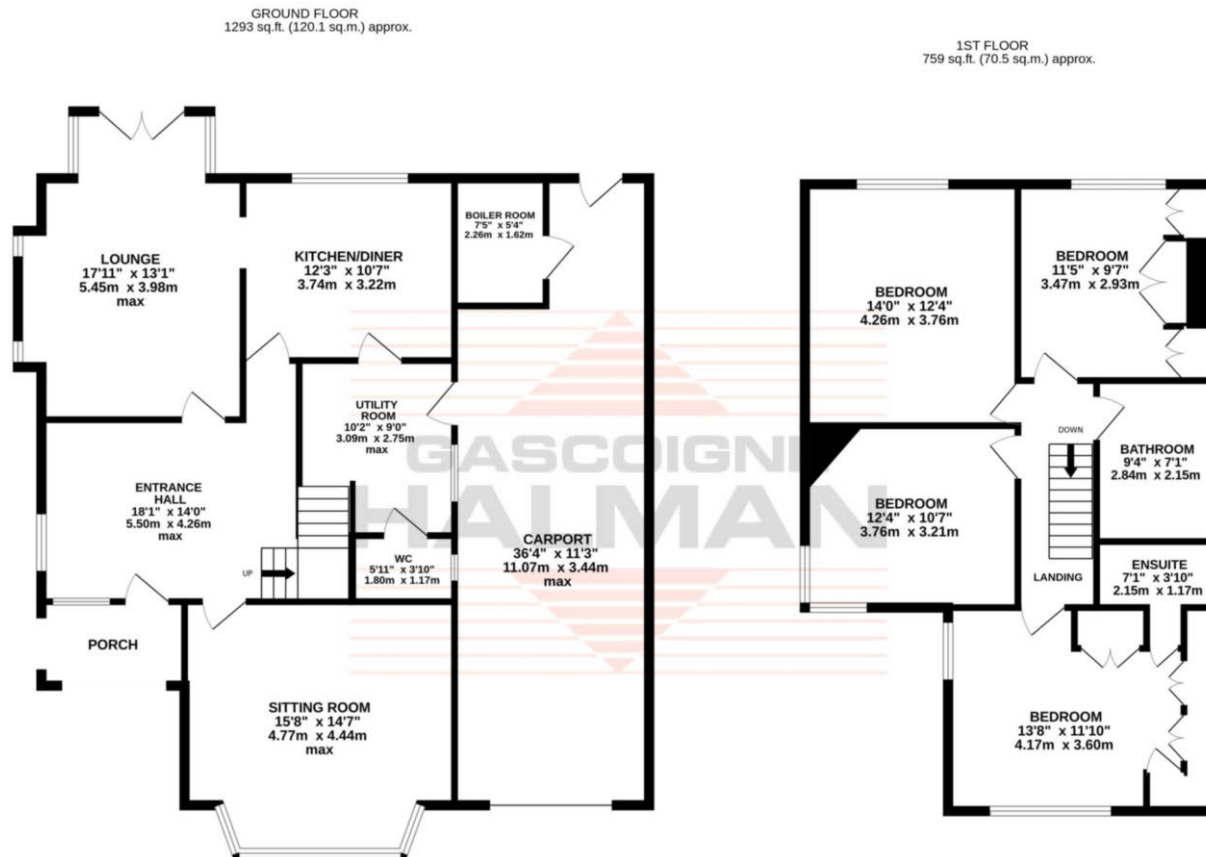
Trafford MBC - Band C

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 : 2052 sq.ft. (190.7 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 errors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		



SALE OFFICE

0161 962 8700

sale@gascoignehalman.co.uk

96 School Road, Sale, Cheshire, M33 7XB

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