



**GASCOIGNE
HALMAN**

35 TAUNTON ROAD, SALE

THE AREAS LEADING ESTATE AGENT



35 TAUNTON ROAD, SALE

A unique opportunity to purchase an individually designed detached residence, enjoying a backwater position in one of Sale most prestigious areas, set within a substantial plot of circa 1 acre including extensive charming woodland, including accommodation over 3,300 sqft with four reception rooms and five bedrooms, and within easy reach of Sale, outstanding primary and secondary schools, key transport links and useful amenities.

Having been individually constructed to exacting standards, an extensive detached residence with substantial attractively appointed, and lovingly maintained accommodation over 3,300 sq ft, set within an impressive mature plot of circa one acre, and enjoying a fine position in a much sought-after setting close to Sale, outstanding primary and secondary schools, and key transport links.



The impressive home is approached over a large mature frontage and neatly tucked away behind a mature hedge, revealing handsome traditional double fronted brick elevations. The home begins with a large entrance porch that leads into a generous hallway. To the right of the hallway is the generous open plan living room with feature central fireplace, opening to an elevated dining room with large window overlooking the exceptional rear garden. Off the hallway to the left is a spacious reception room twinning as bedroom five, a modern refitted ground floor shower room, and a well sized snug/ home office with double doors leading out to the rear garden. There is a large separate fitted kitchen complete with a range base and wall units, and including integrated Miele appliances, whilst also providing access to a separate useful utility room complete with fitted units and charming terracotta tiled floor, and a downstairs W/C. The charming, elevated morning room is located off the kitchen and offers a tranquil reception room, providing access to the garden as well as a hidden gem; a wine cellar! The utility room also provides access to the integrated double garage, housing the renewed and upgraded water and heating system, with a mezzanine style floor offering two useful storage rooms.



OVERVIEW

Immaculately Appointed Detached Residence

Positioned On An Envious Mature Plot Of Circa 1 Acre

Pleasant Landscaped Garden And Extensive Woodland

Substantial Accommodation Over 3,300 Sqft

Close To Sale, Popular Schools and Key Transport Links

Open Plan Layout - Living Room, Dining, Morning and Office

Fully Fitted Kitchen With Adjoining Utility Room

Four/ Five Bedrooms and Four Bath/ Shower Rooms

Useful Integrated Double Garage Plus Large Secluded Driveway

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To the first floor, off the generous landing, are four double bedrooms and three modern bathrooms, with bedroom one enjoying extensive fitted storage and front facing, whilst the second bedroom is setup as a suite and can be found to the end of the landing with dressing room and ensuite shower room.

Externally the home occupies an enviably large plot of circa one acre, with maturely planted gardens to front and rear. The gardens are mainly laid to lawn, with a substantial stone patio to the rear, mature hedged boundaries, and a idyllic well maintained and secure Woodland, offering a space of impressive tranquillity,

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

LOCATION

For SatNav purposes: M33 5DD

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

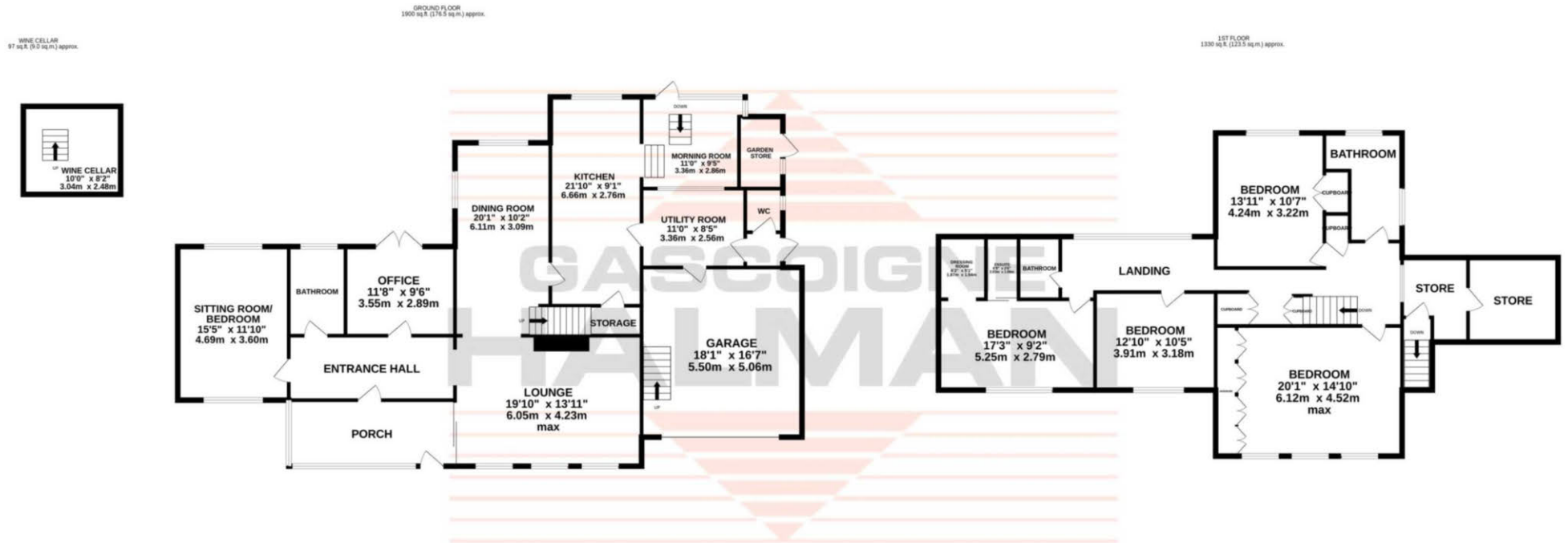
Trafford MBC - Council Tax Band G

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 : 3327 sq.ft. (309.1 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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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