



**GASCOIGNE
HALMAN**

53 BARKERS LANE, SALE

THE AREAS LEADING ESTATE AGENT



53 BARKERS LANE, SALE

Set on one of Sale's most desirable roads, this impressive bay-fronted period residence offers over 2600 sq ft of beautifully modernised living space across three floors. Combining original character with contemporary design, the home features five generous double bedrooms, three stylish bathrooms, and a showpiece open-plan family kitchen with bi-folding doors leading onto a professionally landscaped garden. Perfectly located for families, the property is within Trafford's top school catchment area, close to Sale town centre, the Metrolink, and motorway connections. Offered with no onward chain, this is a rare opportunity to secure a substantial family home in a highly sought-after location.

On entering, the property reveals a large welcoming entrance hallway revealing ample original features. Off the hallway is the front bay fronted reception room and the second reception to the rear with garden views leads through to the spectacular open-plan family kitchen diner with central island, Quartz worktops, integrated appliances and bi-fold doors opening directly to the garden. Just off the kitchen area is a rear door offering access to the side, a useful WC and stair leading down to the utility space.

On the first floor you will find four generous double bedrooms with one boasting an ensuite shower room, plus a three piece family bathroom.

The second floor reveals the master suite with eaves storage cupboards, fitted wardrobes and a large ensuite shower room. The bedroom also boasts Velux windows allowing ample natural daylight to flood the room.





OVERVIEW

Five double bedrooms; master with fitted wardrobes & ensuite

Stunning open-plan kitchen / family / dining room

120ft southwest-facing garden with decking, patio and lawns

Accommodation Over Four Floors Of Circa 2500 sqft

Three bathrooms (two ensuites plus bathroom)

Catchment for Trafford's leading primary & secondary schools

No chain - move swiftly with confidence



53 BARKERS LANE, SALE

To the front, a driveway provides off-road parking for two vehicles. The rear reveals a truly remarkable 120ft southwest-facing garden, designed and installed by a professional landscape team. Multiple zones offer space for entertaining, play, and relaxation - with raised decking, paved patio, manicured lawns, and a charming children's play area. Mature shrubs and thoughtful planting create year-round colour and privacy.

Why Barkers Lane?

Barkers Lane is one of Sale's most prestigious addresses, offering tree-lined charm and walking distance to excellent schools, green spaces, Sale town centre, and commuter routes. Homes here rarely come to market, particularly of this size and finish.

LOCATION

For SatNav purposes: M33 6SH

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 - Council Tax Band D

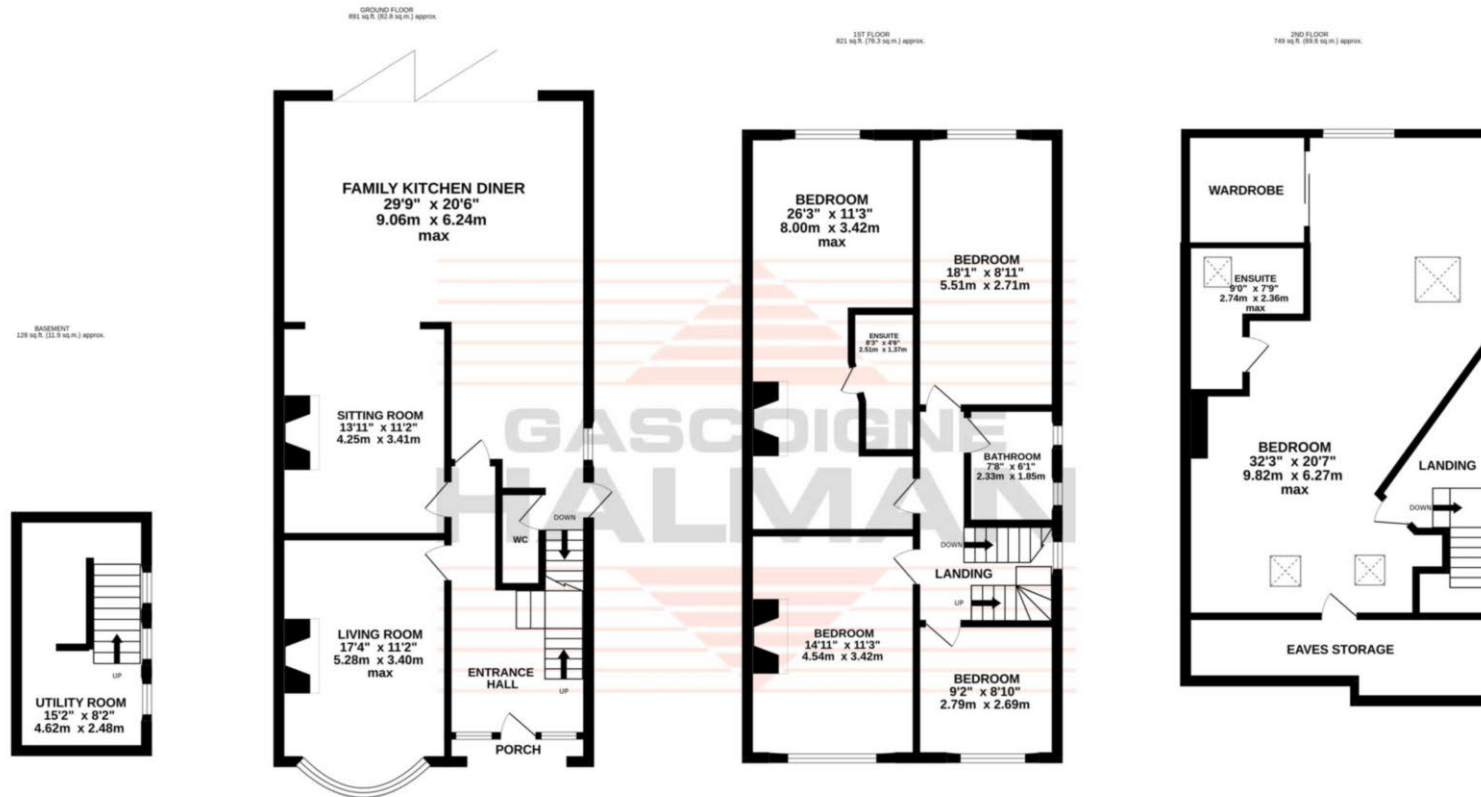
POSSESSION

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 prospective purchasers should satisfy themselves on this prior to entering into a contract.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 2589 sq.ft. (240.5 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**