



**GASCOIGNE
HALMAN**

Baxter Road, Sale
£775,000

THE AREA'S LEADING ESTATE AGENCY



An impressive illustration of a period semi-detached residence that has been elegantly modernized throughout, offering excellent family living arrangements. This property is conveniently located at the edge of Sale town center and features five spacious bedrooms distributed across the first and second floors. Additionally, the property boasts abundant living space, complemented by a pristine basement conversion and a contemporary open-plan kitchen diner.

Property details

- Period Semi Detached With Beautiful Original Features
- Five Wonderfully Presented Generous Bedrooms
- Superb Converted Cellar Forming Additional Living Space
- Ensuite Shower Room & Family Bathroom
- Off Road Parking with EV Charger
- Within Walking Distance To Sale Town Centre & Sale Metrolink



About this property

Located on a popular road in Sale, providing access to both Sale and Brooklands Metro-Link, this remarkable period semi-detached residence has been fully modernised while preserving some beautiful original features.

The living space is spread across four levels and briefly consists of an entrance hall, a sophisticated lounge, and a sitting room. A modern open-plan kitchen diner features bi-folding doors that open to the rear garden. Additionally, a practical utility room and a WC finalize the ground floor layout. On the lower ground floor, there is an additional reception room that has been thoughtfully converted and is currently utilized as a home office.

The first floor accommodates three spacious bedrooms and a contemporary three-piece family bathroom located off the landing. Lastly, the second floor comprises two more double bedrooms, one of which includes an ensuite shower room.

At the back of the property, there is a private garden that is low maintenance, along with a block-paved driveway at the front benefitting from an EV charger and leading to an integral garage.













DIRECTIONS

M33 3AJ

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

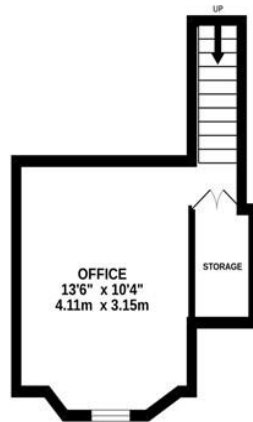
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

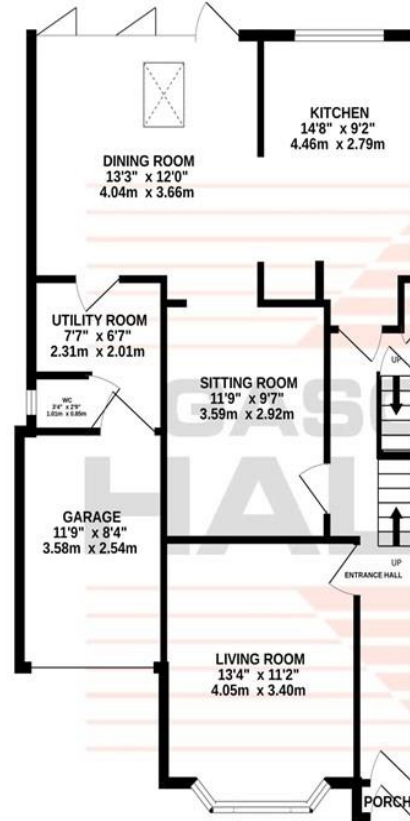
No

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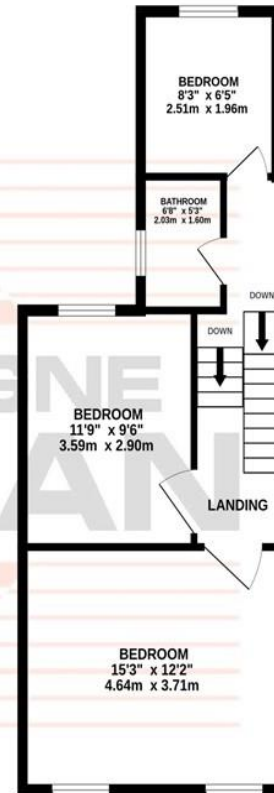
BASEMENT
171 sq.ft. (15.9 sq.m.) approx.



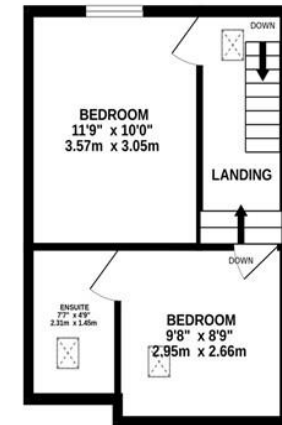
GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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 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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