



**GASCOIGNE
HALMAN**

11 ALBERT ROAD, SALE

THE AREAS LEADING ESTATE AGENT



11 ALBERT ROAD, SALE

An Imposing and substantial bay-fronted period residence, set within an exclusive backwater position close to Sale town centre, sought-after primary and secondary schools, and key transport links including the metrolink, with immaculately appointed accommodation over four floors including four bedrooms, boasting a wealth of original and restored features, and enjoying a fine plot with beautifully landscaped enveloping grounds and generous walled and private rear garden.

Occupying a commanding elevated position, a handsome and substantial bay-fronted period semi-detached, enjoying extensive accommodation of almost 2,600 sqft spanning four floors, with a wealth of charming original features, set within an extensive landscaped plot with detached garage, on an idyllic cul-de-sac close to Sale town centre, in catchment of sought-after schools and key transport links including Sale Metrolink.

The imposing home is nestled behind a part-walled and part-hedged frontage, with a wide front aspect enjoying a wealth of mature planted borders and large block-paved driveway. Handsome bay-fronted elevations with contrasting intricate brick detailing set the tone for the impressive feature rich family home, beginning with stone steps leading to a welcoming entrance with original front door complete with stained glass windows. Upon entry is the impressive and large entrance hall complete with feature panelling, ornate cornicing and sympathetically restored coving with gold detailing. To the front is a well sized bay-fronted living room complete with feature fireplace and bay-window seat, following is a second reception room with inset feature fireplace, with steps off the hallway leading down to the refitted farmhouse-style dining kitchen, compete with a range of base and wall units, tiled surfaces, and attractive feature exposed brick fireplace and wall with a multi-fuel stove, with twin doors opening to a pleasant conservatory and in turn twin door leading to and overlooking the beautiful gardens.

Off the hallway is access to a well sized three chamber cellar, providing a useful storage area and currently utilised as a casual office, and offering scope for conversion.



OVERVIEW

Stunning Period Semi Detached Family Home

Popular Cul-De-Sac Position

Sympathetically Appointed Accommodation

Circa 2,600 sq ft Spanning Four Floors

Four Bedrooms & Three Bath/Shower Rooms

Not Far From Popular Primary and Secondary schools

Driveway Parking & Detached Garage

Secluded Rear Garden

Abundance Of Period Features Throughout

Stones Throw Away From Sale Town Centre

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To the first floor, off the generous landing complete with stair flanked panelled walls, are three well sized bedrooms, with bedroom one being particularly spacious and enjoying a modern ensuite, and impressive ornate original fireplaces to bedroom two and three, whilst there is also a modern refitted family bathroom.

To the second floor is the fourth bedroom, being particularly well sized, and boasting an attractive restored fireplace as well as a three piece ensuite shower room.

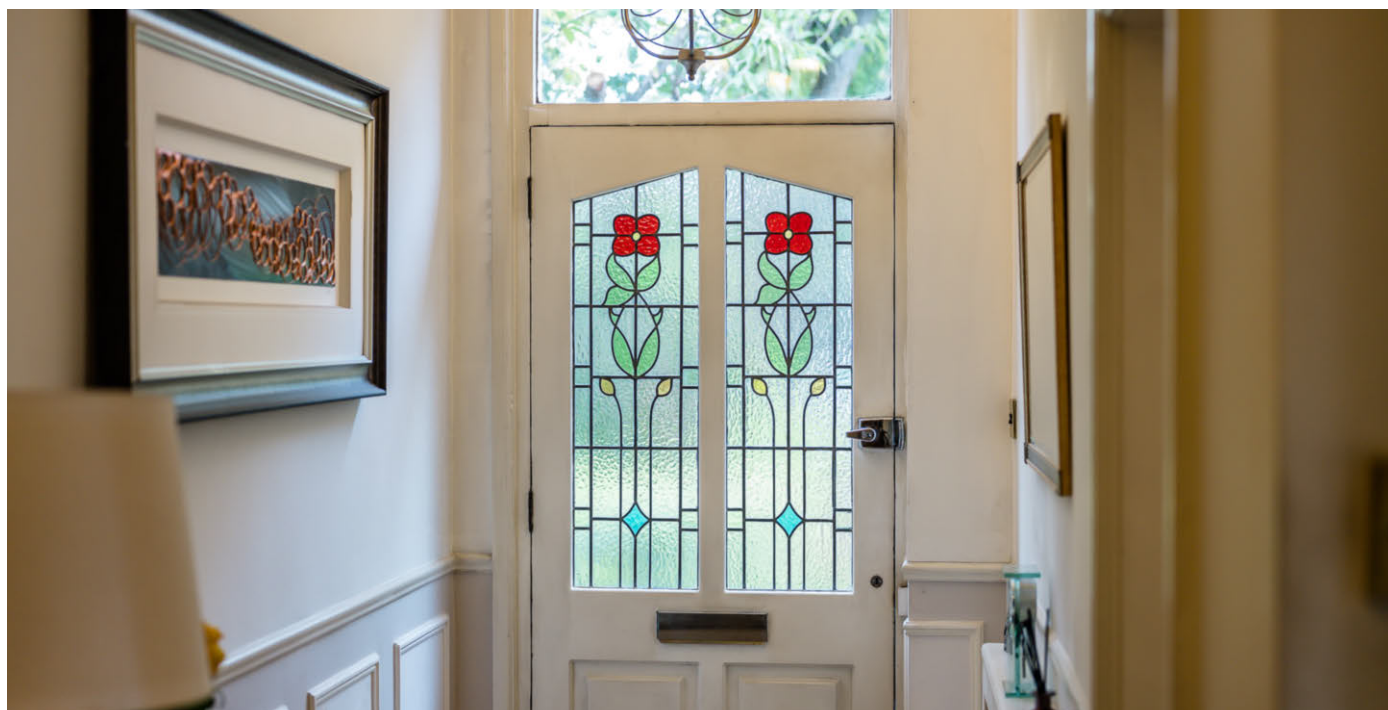
Externally the home occupies a substantial plot, with beautifully manicured and landscaped gardens to front, side and rear. To the rear is a charming partly-walled garden with raised brick borders, large lawned garden, mature planted boundaries, and a generous stone patio leading to the side of the house. There is also a large detached garage.

LOCATION

For SatNav purposes: M33 3EA

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

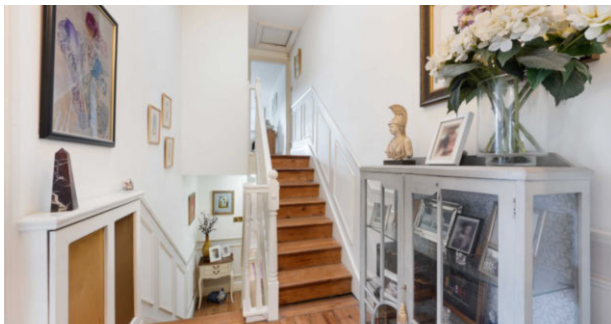
Freehold
Subject to verification by Solicitor.

LOCAL AUTHORITY

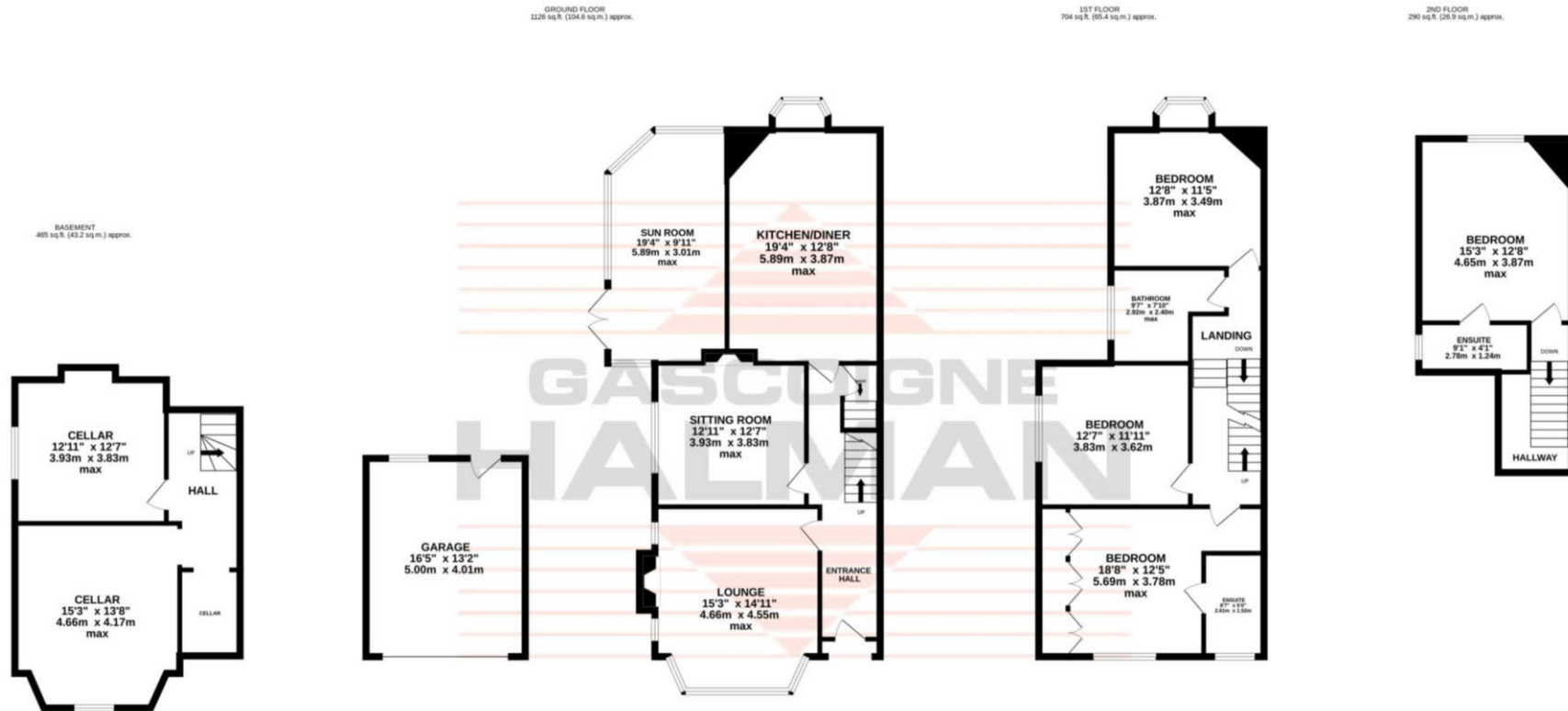
Trafford MBC - Council Tax Band F

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



TOTAL FLOOR AREA : 2585 sq.ft. (240.1 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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