



**GASCOIGNE
HALMAN**

17 BAXTER ROAD, SALE

THE AREAS LEADING ESTATE AGENT



17 BAXTER ROAD, SALE

A stunning example of an immaculately appointed and extended period residence, with sympathetically restored and contemporary themed accommodation over four floors approaching 2000 sqft. This residence includes five bedrooms and two bath/shower rooms, along with a beautifully renovated and equipped dining kitchen. Located on the esteemed Baxter Road, it is just a brief walk to Sale, renowned schools such as Sale Grammar, St Joseph's, and Springfield Primary, as well as two Metrolink stations.

Upon arrival, the residence presents a charming frontage with a paved driveway that leads to the raised entrance. A beautiful stained glass front door opens onto a welcoming entrance hall, a bay-windowed living room at the front, and a central dining room featuring appealing wooden flooring. A generous opening connects to the remodelled and extended dining kitchen, which offers an expansive family and entertaining space, complete with a beautifully updated quality kitchen and a central island that includes a breakfast bar. Double doors provide access to the garden, complemented by a vaulted ceiling adorned with multiple skylights that allow an abundance of natural light to illuminate the area. Adjacent to the kitchen is a practical pantry with sky lights that provides excellent storage and leads to a WC.

The basement level contains a spacious chamber that offers ample storage options, as well as the potential for conversion into additional living space (subject to planning permission).





OVERVIEW

Beautiful Period Semi Detached Property

Five Double Bedrooms & Two Bathrooms

Accommodation Spread Over Four Floors

Stunning Open Plan Living To The Ground Floor

Abundance Of Period Features Throughout

Positioned Close To Transport Links & Local Amenities

Large Basement Chambers Offering Excellent Storage

In Catchment For Excellent Trafford Schools

Approaching 2000 sqft Of Family Accommodation

Close To Sale Town Centre & Sale Grammar School

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On the first floor, accessible via the generous landing, are three double bedrooms, all served by a stunning three piece family bathroom. The second floor features two additional double bedrooms; one is currently utilised as a home office, while the other boasts a chic ensuite shower room. Both first and second floor landings boast sky lights making the traditional dark Victorian hallway bright.

Externally, at the rear, the property benefits from a landscaped garden with mature borders, a lawned area, and a stone patio with a pathway leading to a rear seating space.

LOCATION

For SatNav purposes: M33 3AJ

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

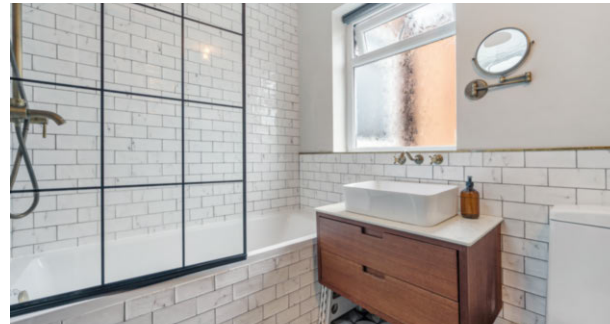
Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

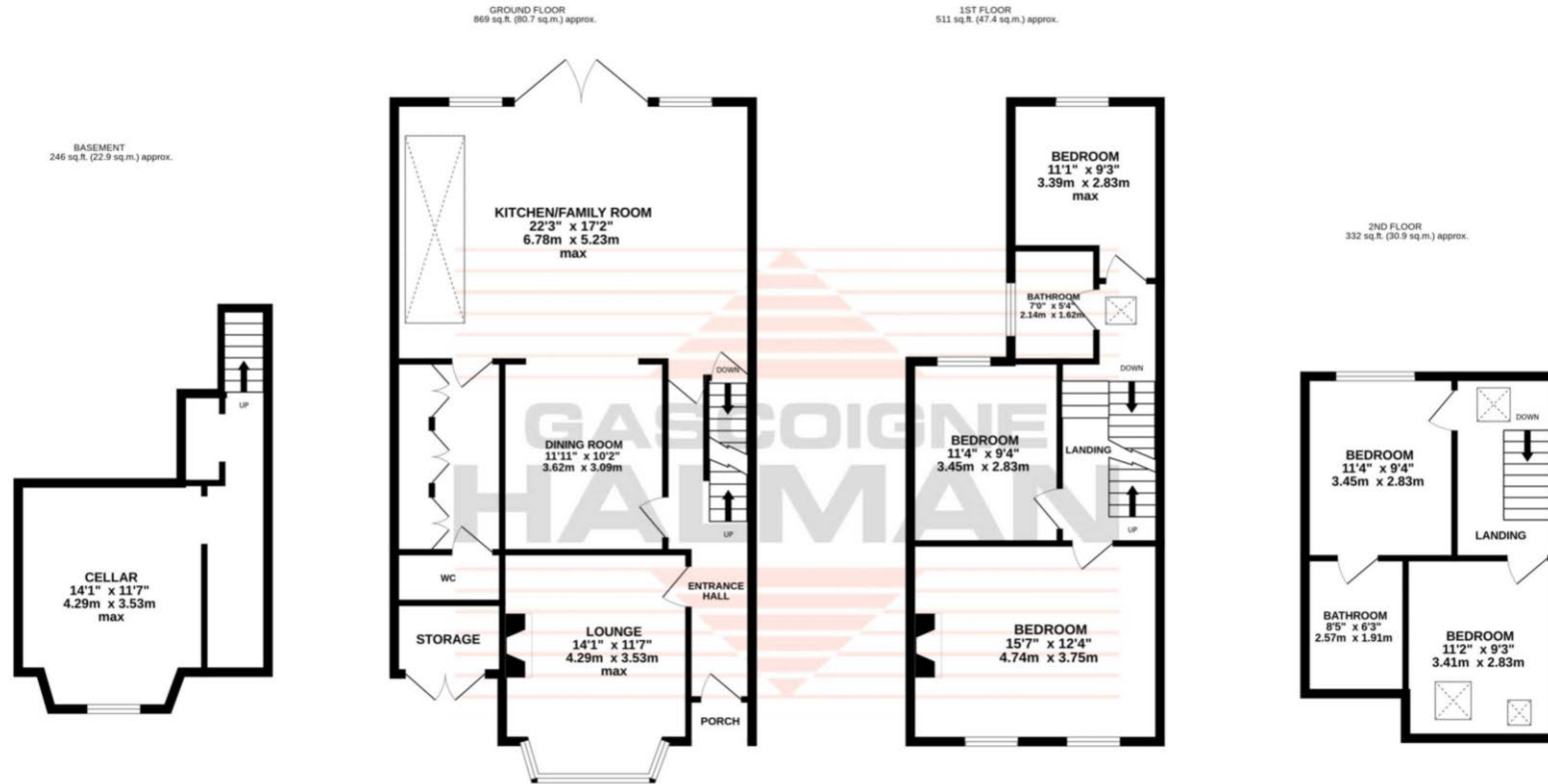
Trafford MBC - Council Tax Band E

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 : 1958 sq.ft. (181.9 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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