



A division of Trafford Council

WILLIAMS ROW



**HIBBERT
HOMES**

SALES & LETTINGS

CONTACT US

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Sale_Trafford_Greater Manchester

Williams Row

Williams Row is an exclusive development of five stunning family homes in the heart of Sale. Designed by the Bernard Taylor Partnership, Williams Row provides contemporary living accommodation in a beautiful traditional style, a stone's throw from Sale Town Centre.

Each house provides an entrance hall which leads onto the lounge and spacious kitchen/diner. Upstairs on the first floor, there are three bedrooms and a family bathroom. To the second floor, an impressive Master Suite with an accompanying ensuite bathroom.

For residents of Williams Row, entry is onto the private driveway with 2 car parking spaces, serviced by a wall mounted EV charging point. The rear French doors open to a landscaped private, rear garden.

Williams Row provides technology to ensure convenient, sustainable living. The air sourced heat pumps adapt to the new home's usage patterns. The technology will help to reduce resident's carbon footprint and ensure low energy bills.

Houses are due for completion early 2026.



Trafford Developments

Trafford Developments is delivering a range of high-quality, energy-efficient homes across the borough.

Specialising in residential development, we're focused on creating sustainable homes that meet the long-term needs of local communities.

Our homes are designed for modern living, using the latest construction methods and technology to minimise environmental impact. Wherever possible, we work with local suppliers to support the regional economy and reduce our carbon footprint.

We don't use standard house types. Instead, our in-house team collaborates with local architects and residents to design bespoke homes that reflect the community's identity and how people want to live.

Sale_Trafford

A place to live, work and play

Williams Row is located on Chapel Road M33 7EG in the heart of leafy Sale.

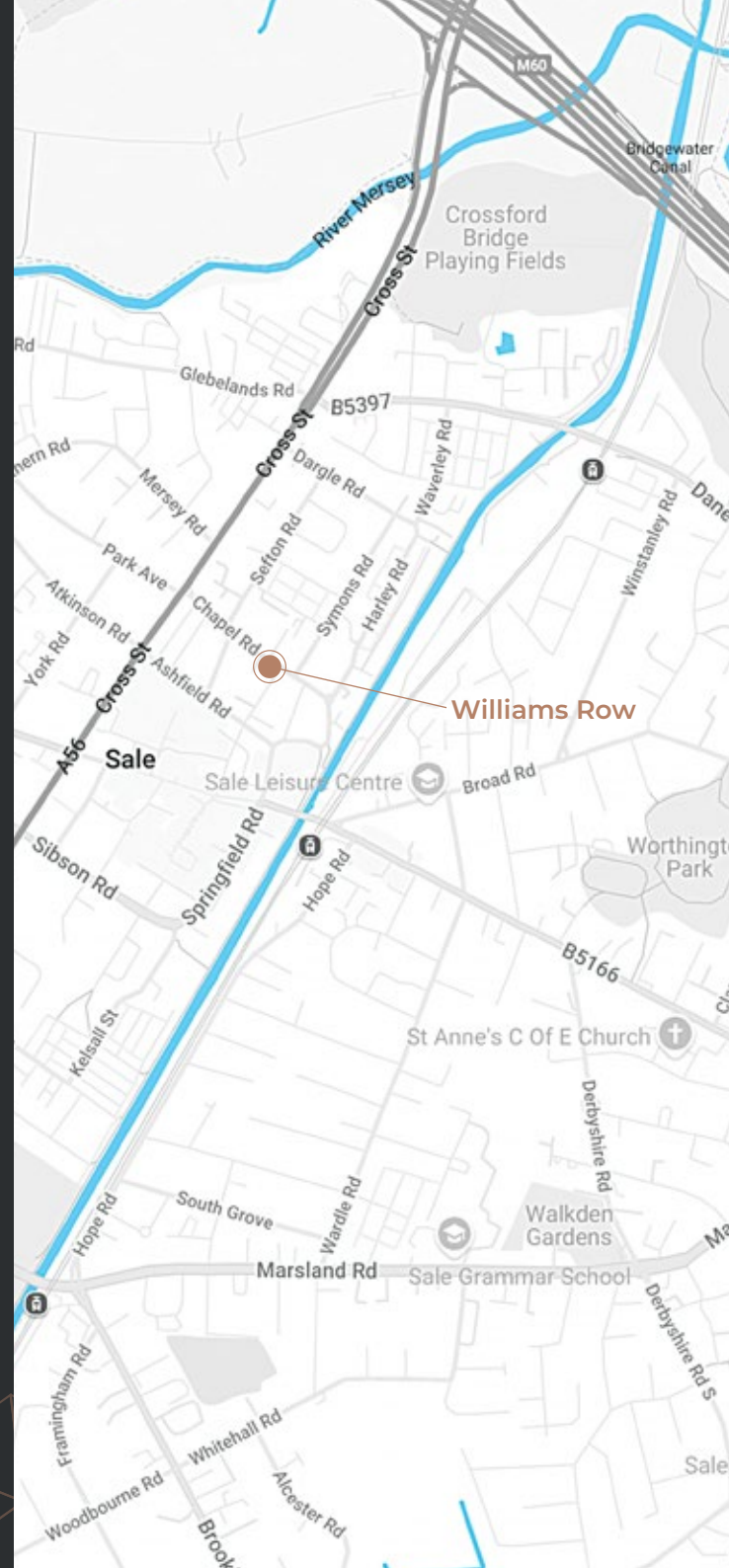
Nestled in one of Greater Manchester's most desirable suburban pockets, Williams Row offers a rare blend of tranquillity, connectivity, and character. Located in the vibrant town of Sale, this area is a magnet for discerning homeowners, families, and professionals seeking a well-rounded lifestyle with access to outstanding amenities and excellent transport links.

Situated just a stone's throw from Sale town centre, residents enjoy easy access to the Metrolink at Sale or Brooklands station, offering direct routes to Manchester city centre in under 20 minutes. For drivers, the nearby M60 and M56 motorways provide seamless access to Manchester Airport and the wider North West.

Williams Row is moments from Sale Water Park, a stunning expanse of green space ideal for sailing, running, or lakeside coffee at the Boathouse. The area boasts highly rated schools such as Sale Grammar and Ashton-on-Mersey, making it a top choice for families. Fine dining, boutique shopping, and artisan cafes are all within walking distance, while nearby Altrincham adds a further layer of cosmopolitan charm with its renowned Market House and independent retailers.

There's a real sense of community here – friendly neighbours, local events, and an active cultural scene centred around the Waterside Arts Centre. Whether you're downsizing, moving up the ladder, or investing in your future, Williams Row offers a lifestyle that's both aspirational and grounded.

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Education & Community

Exceptional Education at Every Stage

One of the most compelling reasons families and professionals choose to settle in Sale is its outstanding reputation for education. This is a town where academic excellence is not the exception — it's the norm. With a range of highly sought-after schools at both primary and secondary level, Sale consistently ranks among the top-performing areas in Greater Manchester for educational outcomes.

Primary Schools

Sale boasts a number of Ofsted 'Outstanding' and 'Good' rated primary schools, known for their nurturing environments, high standards, and strong community ethos. Schools such as Brooklands Primary School, Springfield Primary School, and Park Road Sale Primary lay the foundation not just for academic success, but for confident, curious, and socially responsible young people.

Secondary Schools

At secondary level, Trafford is home to some of the most prestigious schools in the region:

- Sale Grammar School is one of Greater Manchester's leading selective grammar schools, with consistently exceptional GCSE and A-Level results. It is widely regarded as one of the best schools in the North West.
- Altrincham Grammar Schools, including AGGS and AGSB, are also within easy commuting distance and regularly rank among the top state schools nationally.
- Ashton-on-Mersey School, Sale High School and Altrincham College of Arts are other standouts, known for their inclusive ethos, strong pastoral care, and academic excellence.
- Loreto Grammar School, named State Secondary School of the Year in the Northwest 2025.

05

A Breath of Fresh Air

At Williams Row, nature is never far away. One of Sale's most prized qualities is its seamless blend of suburban living with wide-open, beautifully maintained green spaces. For families seeking space to roam and professionals looking to unwind after a busy day, Sale offers a healthy, active lifestyle in truly idyllic surroundings.

Sale Water Park – A Natural Landmark

At the heart of Sale's outdoor offering is the magnificent Sale Water Park – a 150-acre expanse of lakes, woodlands and meadows. The park is a haven for walkers, runners, cyclists and nature lovers, with peaceful trails circling the water and linking to the Trans Pennine Trail, a scenic national route stretching coast to coast. Here, you'll find everything from wildfowl and dragonflies to weekend sailors and paddleboarders enjoying life on the water.

Parks and Playgrounds for All Ages

For younger families, Walton Park is a local favourite, featuring a well-equipped children's play area, tennis courts, bowling green and miniature railway. Just a short walk from the town centre, it's a lovely place to meet friends, let off steam, or enjoy an afternoon picnic. Worthington Park, another short walk from Williams Row is a classic Victorian park with a serene atmosphere, floral displays, wide lawns, and shaded paths – ideal for dog walkers or anyone looking to escape the bustle of daily life.

Canalside Living & Riverside Walks

Running through the town is the historic Bridgewater Canal, offering a picturesque route for daily walks, jogs or gentle cycle rides. With barges passing by and waterside pubs offering cosy stops along the way, it adds a touch of rural charm and a slower pace of life to the urban edge of Sale.

A Place to Breathe

The abundance of green space in Sale doesn't just improve lifestyle – it enhances wellbeing, supports community interaction, and adds long-term value to the area. It's no surprise that buyers prioritising quality of life, outdoor activity and family wellbeing are drawn here in growing numbers.



Williams Row Chapel Road, Sale

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Plots 2, 3, 4 & 5

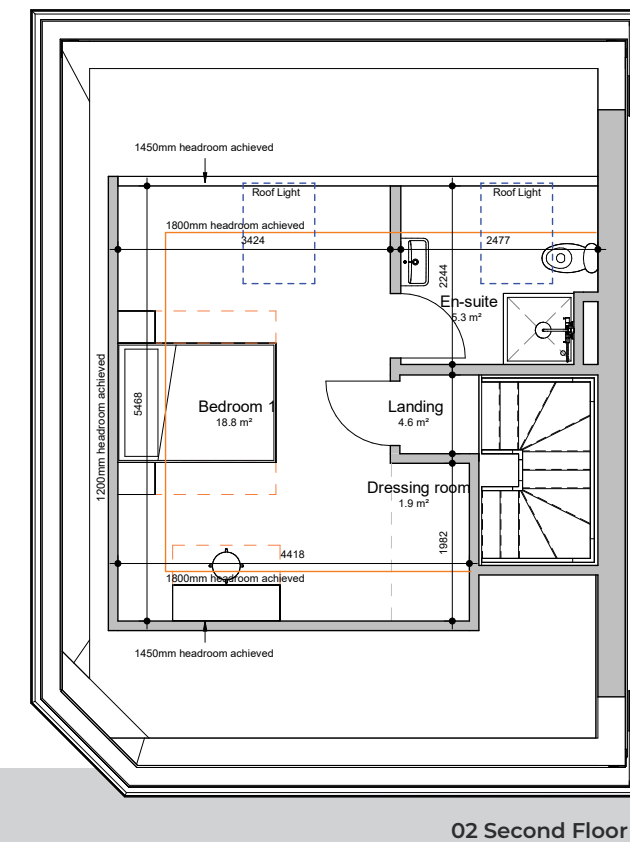
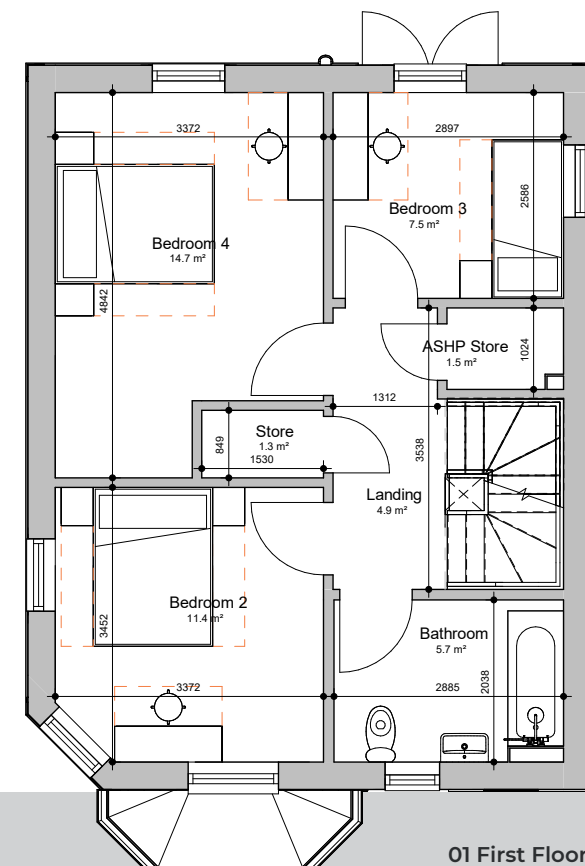
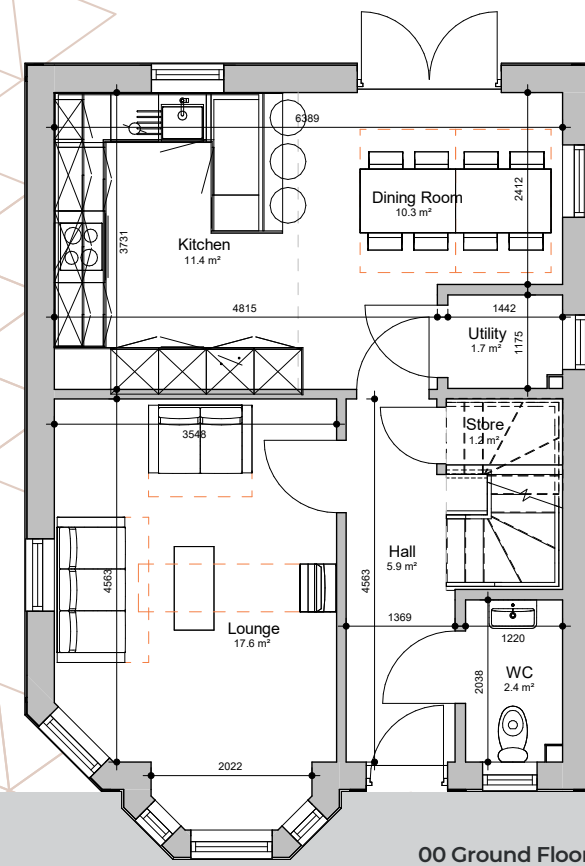
- Two ground floor reception rooms and WC
- 4 bedrooms
- Master with ensuite bathroom
- Private rear garden
- Front garden
- Secure off-road parking for 2 cars

Plot 1 - as above with the added benefits

- Detached
- Utility room
- Single garage



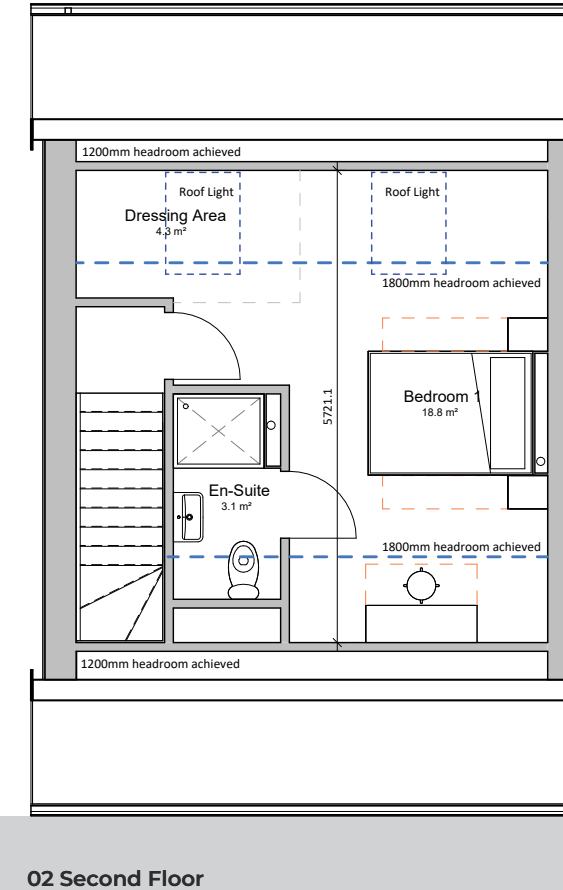
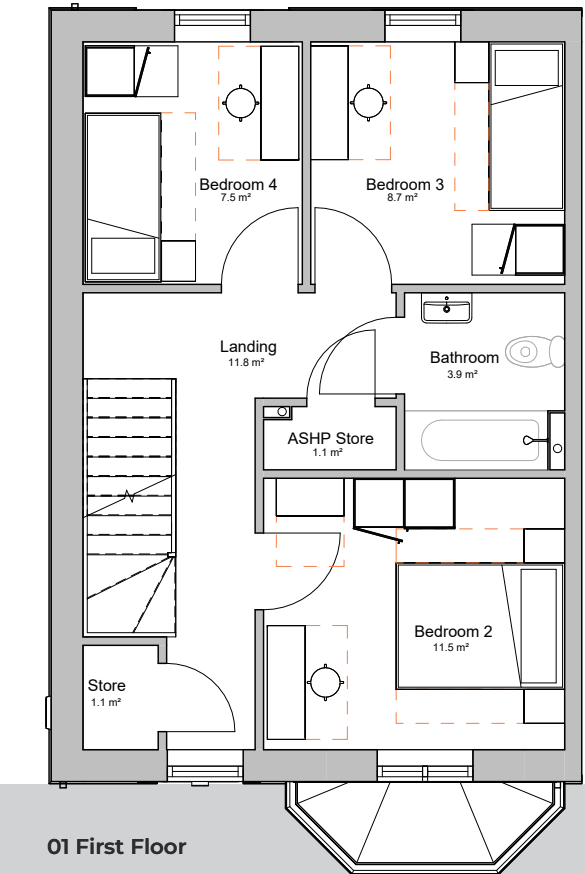
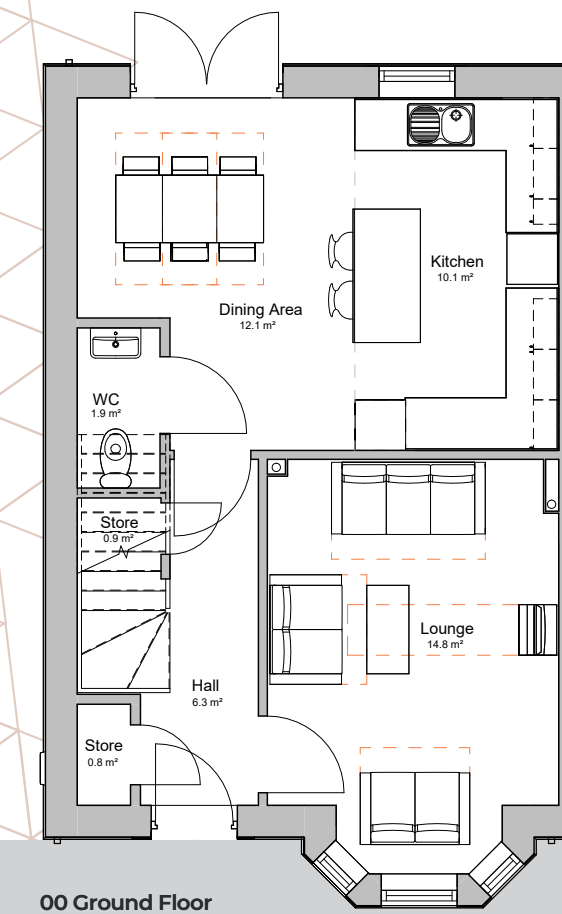
Floor_Plans



Plot1_Detached



Floor_Plans



Plots 2, 3, 4 & 5_Semi-Detached

Kitchen_ Specifications

KITCHEN FEATURES	PLOT 1	PLOTS 2, 3, 4 & 5
Pronorm kitchens, manufactured in Germany and using high quality and cutting edge technology, prioritising functionality and ergonomic layouts.	✓	✓
20mm Silestone quartz worktops	✓	
Full height Silestone splashback	✓	✓
Full height silestone or tiled splashback	✓	✓
Chrome light switches	✓	✓
Kitchen peninsula	✓	
Kitchen island	✓	
Integrated wine cooler	✓	✓
Granite under mount single sink	✓	✓
Bosch single oven with combi oven, microwave function and warming drawer	✓	✓
Bosch integrated dishwasher (60cm)	✓	✓
Bosch induction hob	✓	✓
Bosch integrated fridge/freezer 70/30	✓	✓
Soft close hinges	✓	✓
Canopy extractor hood	✓	✓
Integrated pull out waste bin	✓	✓
Single lever mixer tap	✓	✓
Contemporary wood grain white UPVC french doors to rear	✓	✓
Bosch freestanding washer/dryer in separate utility room	✓	
Bosch integrated washer/dryer in kitchens	✓	✓
Worktop, sink and unit in separate utility room	✓	
Quartz worktops in utility room	✓	
Choice of flooring to kitchen, utility and entrance hall (additional charge may apply)	✓	✓



Bathroom_ Specifications

BATHROOM & ENSUITE FEATURES	PLOT 1	PLOTS 2, 3, 4 & 5
Contemporary white sanitaryware	✓	✓
Vanity unit and sink	✓	✓
Mirror fitted to wall	✓	✓
Thermostatically controlled shower unit over bath (family bathroom)	✓	✓
LED lighting to family and en-suite	✓	✓
Full height tiling to all bath and shower areas	✓	✓
Contemporary white sanitaryware (en-suite)	✓	✓
Thermostatically controlled contemporary shower (en-suite)	✓	✓
Contemporary sink unit and mirror (en-suite)	✓	✓
Shaver point to bathroom	✓	✓
Shaver point to en-suites	✓	✓
Flooring to all wet rooms, toilets and bathrooms	✓	✓

Other_ Specifications

HOUSE TYPE	DETACHED 1560 SQFT	SEMI-DETACHED 1450 SQFT
GENERAL FEATURES	PLOT 1	PLOTS 2, 3, 4 & 5
Contemporary oak wood veneer internal doors	✓	✓
Contemporary chrome internal door ironmongery	✓	✓
Moulded skirtings and architrave	✓	✓
Softwood staircases and balustrading	✓	✓
TV / BROADBAND / ELECTRICAL FEATURES		
TV / sat points to lounge and kitchen	✓	✓
TV / sat points to all bedrooms	✓	✓
Telephone point to lounge and main bedroom	✓	✓
Doorbells	✓	✓
Digital aerial fitted in loft	✓	✓
ENERGY SAVING FEATURES		
Air sourced heat pump system	✓	✓
EPC rated B	✓	✓
Temperature and zone control	✓	✓
Energy efficient lighting throughout	✓	✓
Latest cavity, floor and roof insulation technology	✓	✓



HOUSE TYPE	DETACHED 1560 SQFT	SEMI-DETACHED 1450 SQFT
SAFETY & SECURITY FEATURES	PLOT 1	PLOTS 2, 3, 4 & 5
Composite front and rear entrance doors	✓	✓
Double glazed white UPVC casement windows	✓	✓
External up/ down light to front and rear	✓	✓
Mains connected smoke and heat detection	✓	✓
Installation of spur for future intruder alarm installed by homeowner	✓	✓
Premier warranty covers new home for structural defects for 10 years	✓	✓
PARKING & EXTERNAL FEATURES		
Secure private driveway parking for two cars	✓	✓
Tarmac surface to drives	✓	✓
Tobermore buff textured paving to paths and patios	✓	✓
Close boarded timber gate access to rear gardens	✓	✓
Close boarded timber fence with concrete post divisions	✓	✓
Something about the dwarf wall, ironwork and hedging to the front garden	✓	✓
Single brick garage with up and over door	✓	
Wall mounted APEX EV chargers	✓	✓
External cold tap rear	✓	✓
Front and rear gardens laid to grass	✓	✓