



£850,000

DESCRIPTION

AH

3 LITTLE EES LANE M33 5GT

£850,000

A RARE OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME WITH 6.63 ACRES, STABLES, AND WOODLAND.

Tucked away in a quiet location just off Glebelands Road, this beautifully presented four-bedroom detached home offers an exceptional lifestyle opportunity for equestrian enthusiasts or those seeking land and privacy — all within easy reach of Sale Town Centre and excellent transport links, including the M60 and Metrolink network.

Set within 6.63 acres, the property includes six stables, a tack room, a hay store, a ménage, and private woodland — a dream for horse owners. The equestrian facilities are just a short distance from the house, allowing you to watch your horses grazing from the garden. The space also allows for on-site parking of a horse box, offering a practical alternative to traditional livery.

Inside, the home features a modern, open-plan living/dining kitchen, a conservatory overlooking the garden and fields, and a bright sunroom to the front — ideal as a home office or playroom. The ground floor also includes an entrance hallway, downstairs WC, and access to a useful integral garage. Upstairs, there are four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property boasts a large driveway with parking for multiple vehicles, a single integral garage, a spacious rear garden with patio seating, and two generous lawned areas — perfect for families and outdoor entertaining.

For more information or to arrange a viewing, contact our Sale office on 0161 973 6680.



KEY FEATURES

AH

- Set within 6.63 acres including woodland and paddocks
- Six stables, tack room, hay store & ménage
- Four-bedroom detached home in excellent condition
- Open-plan kitchen, conservatory & sunroom
- Quiet location off Glebelands Road
- Great access to Sale, M60 & Metrolink
- Driveway parking and integral garage
- Perfect for horse owners with on-site facilities



KEY FEATURES

AH



A beautifully presented four-bedroom detached home set within 6.63 acres, complete with stables, a ménage, hay store, and private woodland — offering a rare opportunity for equestrian living just moments from Sale Town Centre and excellent transport links.



SEE FLOOR PLAN FOR DIMENSIONS



LOCATION

Sale is a vibrant and thriving town in Cheshire, offering an excellent blend of local amenities, transport links, and lifestyle attractions. The recently redeveloped Stanley Square has become a focal point for the community, home to a growing collection of independent shops, bars, and restaurants, creating a lively and modern destination that complements the town's more established offerings.

Sale benefits from a wide range of retail options, with Tesco, Sainsbury's, and M&S Food all represented, as well as a great selection of local stores. There's an abundance of restaurants and eateries within walking distance, with even more options available just a short drive away.

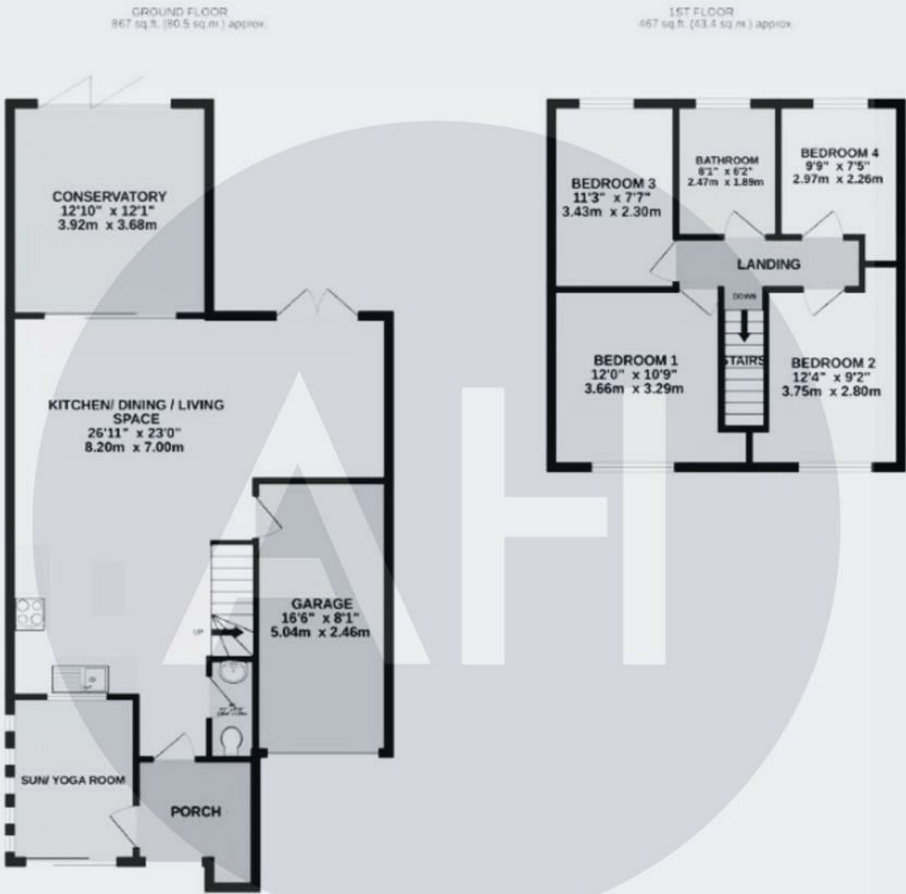
The town is ideally situated for commuters, with the M60 Manchester orbital motorway running conveniently along its northern edge, providing easy access to the North West motorway network. Manchester City Centre is within close reach, offering world-class theatres, galleries, dining, and shopping, while the renowned Trafford Centre—featuring Selfridges, John Lewis, Marks & Spencer, and a vast array of other retailers, along with a multiplex cinema complex—is just a short drive away.

Manchester International Airport, with its extensive range of direct worldwide connections, is also easily accessible.


Sale falls under Trafford Metropolitan Borough Council, an area widely regarded for its outstanding education provision, with several highly regarded schools nearby, making it a popular choice for families.



FLOOR PLANS



TOTAL FLOOR AREA: 1334 sq ft. (123.9 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Issue with Rightmove 1/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.