



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**26 WHITEFIELD ROAD, M33 6PH**  
**£625,000**



4



2



2





## DESCRIPTION

A HIGHLY ATTRACTIVE 1850 SQFT PERIOD SEMI-DETACHED HOME IN ONE OF SALE'S MOST SOUGHT-AFTER LOCATIONS.

Occupying a generous plot on the ever-popular Whitefield Road, this elegant period semi-detached home offers over 1850 sq ft of beautifully proportioned accommodation, just moments from Sale Town Centre and within the catchment area for the outstanding Park Road Primary School.

Brimming with character, the property showcases a wealth of original features including intricate stained glass, ornate ceiling coving, and beautifully preserved joinery work. A grand entrance hallway sets the tone, leading to spacious reception rooms with the high ceilings and generous proportions so typical of homes from this era.

Further highlights include a part-converted cellar with external access to the rear garden and a loft room accessed via a pull-down ladder, offering excellent scope for full conversion—an improvement successfully completed in several neighbouring properties. PLEASE NOTE the property benefits from a recent roof replacement as well as a newly installed combination boiler.

In brief, the accommodation comprises: entrance hallway, two spacious reception rooms, and a well-proportioned dining kitchen. To the first floor, a large landing gives access to four bedrooms, one of which benefits from an en-suite shower room, along with a stylish family bathroom. Externally, the property enjoys a mature and private rear garden, mainly laid to lawn with an initial patio area and steps down to the cellar. The generous front garden sets the property well back from the road, while a driveway provides ample off-road

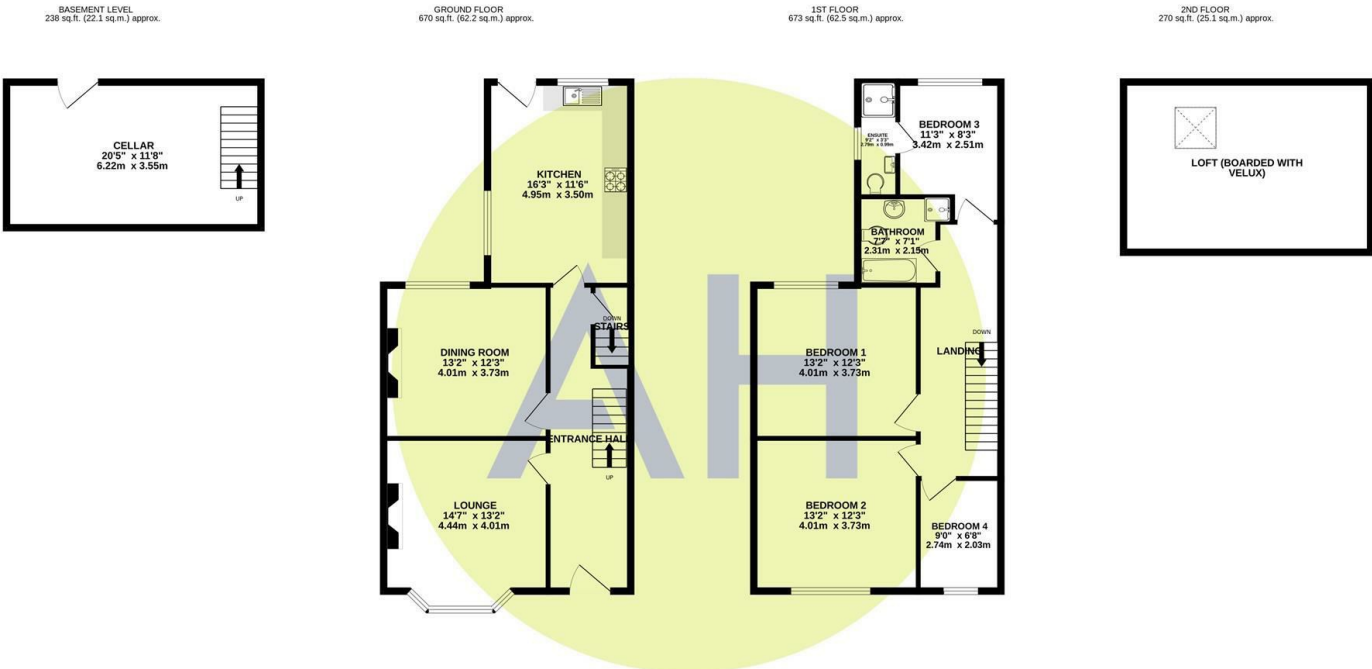
## KEY FEATURES

- Four bedroom period semi-detached
- Catchment for Park Road Primary School
- Mature and private rear garden
- Part converted cellar with garden access
- Newly installed combination boiler
- Located on highly sought-after Whitefield Road
- Easy walking distance of Sale centre
- Loft that is ripe for conversion
- Newly replaced roof including bay
- No onward chain - Hassle free









TOTAL FLOOR AREA: 1851 sq.ft. (172.0 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.

Made with Metropix ©2025

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.