



5 The Old Mill Church Lane, Sale

Sale

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



5 The Old Mill Church Lane

Sale

The Old Mill is a spacious three bed period conversion with original features, communal gardens, parking for two cars, and easy access to Ashton-upon-Mersey, schools, and amenities. Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Striking Features Throughout
- Set within a Stunning Period Mill Conversion
- Three Bedrooms
- Within Convenient Reach of Ashton-on-Mersey Village and Golf Club
- An Idyllic Location in a Sought After Area



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Forming part of an enchanting and idyllic development of only a select few properties, 'The Old Mill' is an outstanding period converted mill with a charming cobbled street setting, with beautifully maintained communal grounds, and set within easy reach of Ashton-upon-Mersey village, pleasant rural walks, Sale, popular schools and useful amenities.

The residence itself forms the central section of the development, being a terraced-style build of considerable size, and being approached over pleasant attractive communal gardens.

The home begins with a generous welcoming entrance hall, with a large living room to the right enjoying dual aspect and central feature fireplace, ahead of the hall is a farmhouse-style dining kitchen, complete with fitted kitchen and dining area, whilst there is also a downstairs w/c and cloaks. A striking galleried landing with oak framed staircase leads to the spacious first floor accommodation, initially being greeted by beautifully impacted vaulted ceilings with exposed feature apex beams, there are three well sized bedrooms, with the principal bedroom being large in size, and enjoying a modern ensuite plus a useful storage area, there are two further double bedrooms, and a modern fitted bathroom.



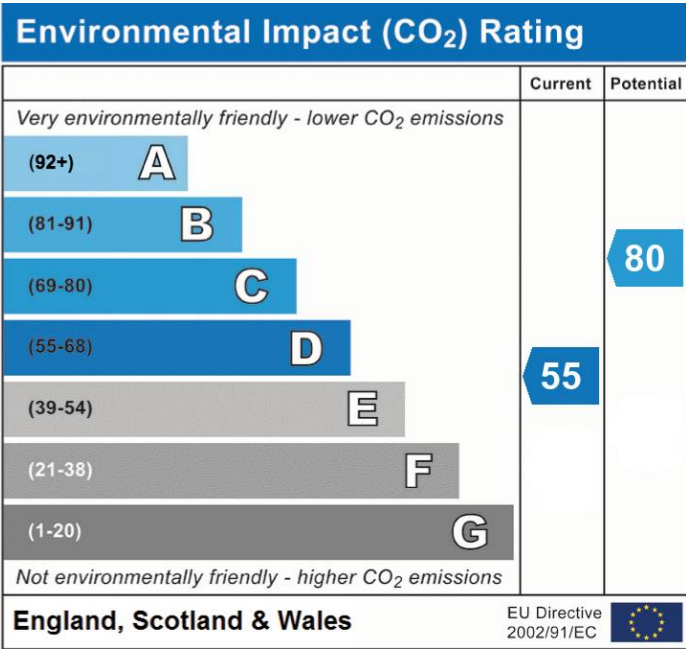
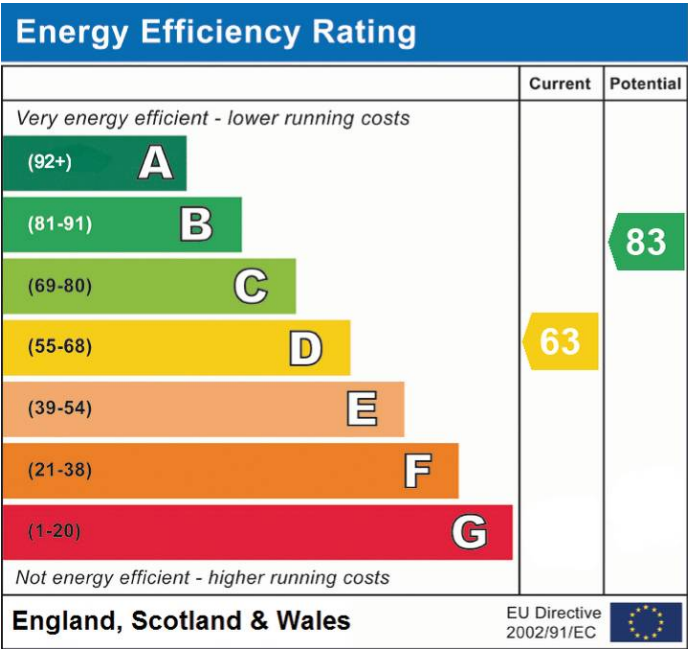


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The home enjoys a wealth of charming original and sympathetically restored features, whilst boasting a versatile style of accommodation, set within a truly idyllic and rare setting. Externally the home enjoys attractively maintained communal gardens and grounds, and benefits from parking for two vehicles.

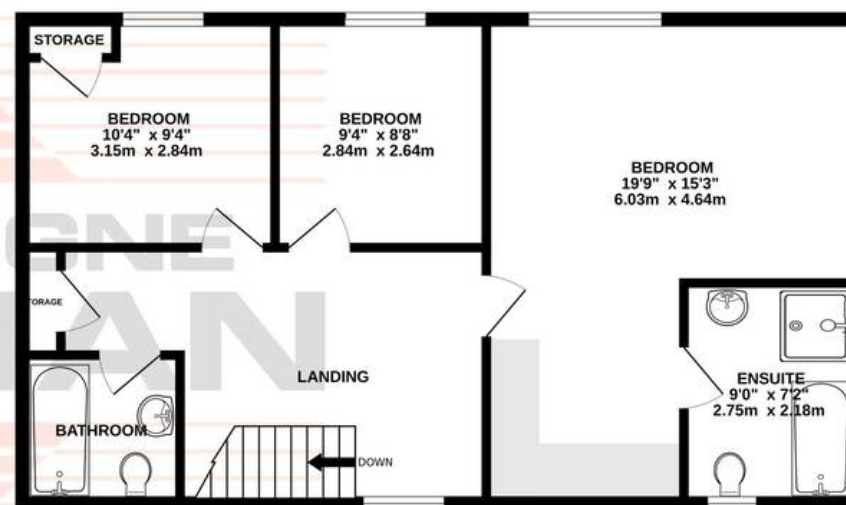
The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located 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.



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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