

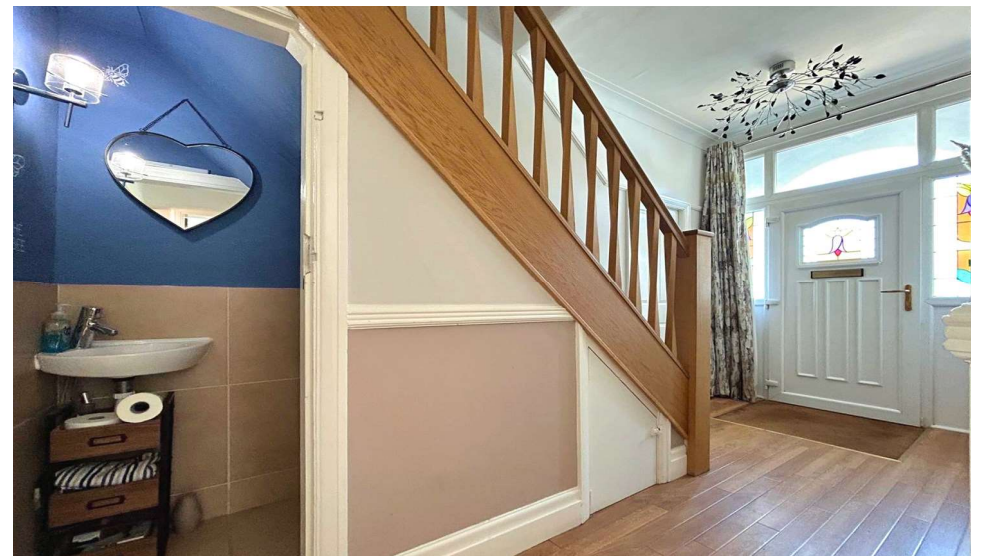
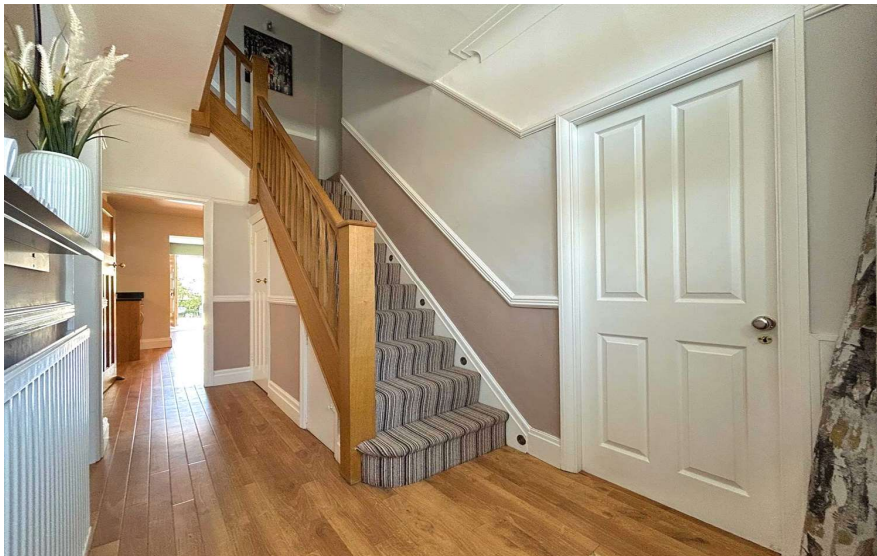


**GASCOIGNE  
HALMAN**

Westcourt Road, Sale  
**Guide Price £735,000**

THE AREA'S LEADING ESTATE AGENCY



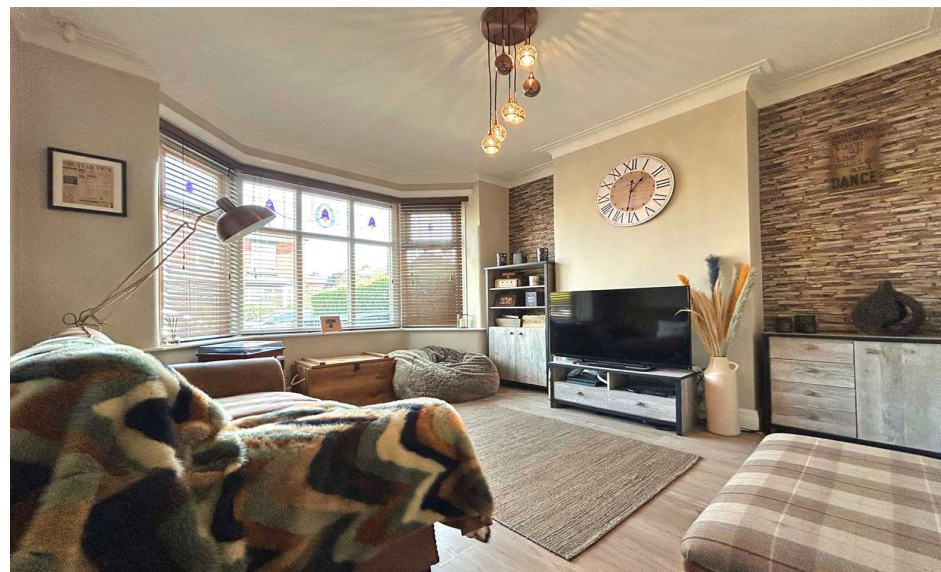




A handsome and substantial bay-fronted period residence, enjoying immaculately appointed accommodation of just over 1600 sqft over three floors including three reception rooms and four bedrooms, boasting an enviably large and secluded rear garden, set within a quiet backwater position close to Sale, Ashton-on-Mersey village, sought-after primary and secondary schools, and key transport links.

## Property details

- Beautifully Presented Semi Detached Residence
- Prominently Positioned Close to Ashton On Mersey village
- Ideal For Someone Looking For A Family Home
- Off Road Parking & Stunning Rear Garden
- Five Generous Bedrooms, Family Bathroom & Two Ensuite Shower Rooms
- Over 1600 Sqft Of Family Accommodation Spread Over Three Floors



## About this property

Having been lovingly maintained and extensively enhanced during the period of the current ownership, an impressively appointed and generously proportioned bay-fronted semi-detached home, combining a wealth of charming original features with attractive contemporary styling over three floors, with an idyllic and generous landscaped rear garden.

The tone is set upon approach with commanding classic red-brick frontage and traditional bay-frontage. Accessed via a useful storm porch, the home enjoys a welcoming entrance hall with attractive front door with feature leaded windows. To the left is a generous bay-fronted living room with feature fireplace and there is a rear facing family/sitting room with sliding doors to the rear garden and modern feature fireplace. Ahead of the hall is the remodelled and extended dining kitchen, complete with large dining area and attractive refitted kitchen with a range modern base and wall units, and providing rear door access to the garden. There is also access of the hall to useful and versatile integrated garage benefiting from utility area, access to the garden and up and over door.

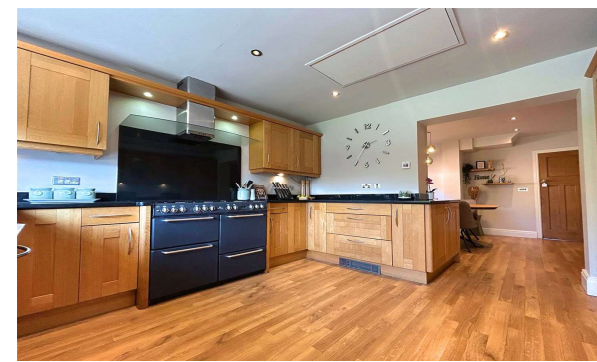
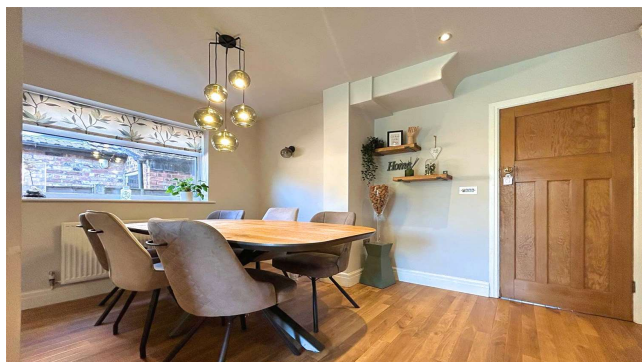
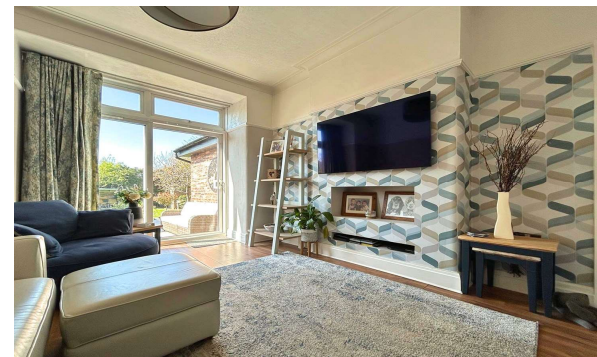
To the first floor, off the spacious landing, are four well sized bedrooms, with three being doubles, and including an attractive suite with modern ensuite shower room, whilst there is also an attractive refitted four-piece bathroom with stylish contrasting tiling.

To the second floor is a large and versatile loft room.

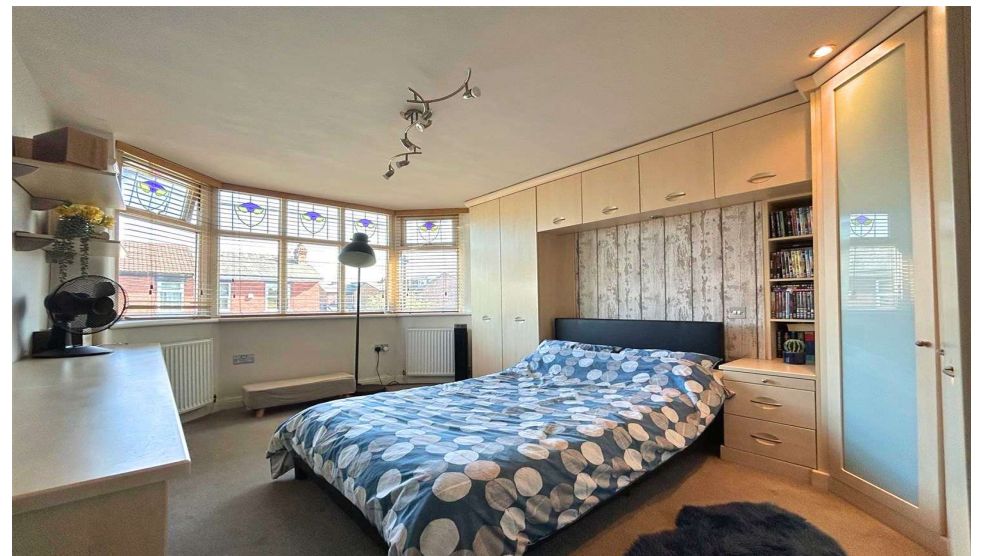
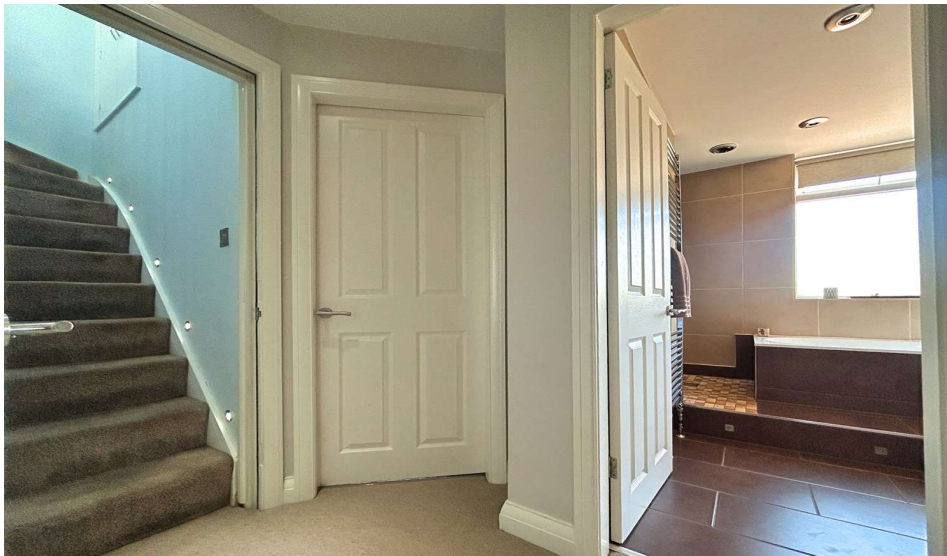
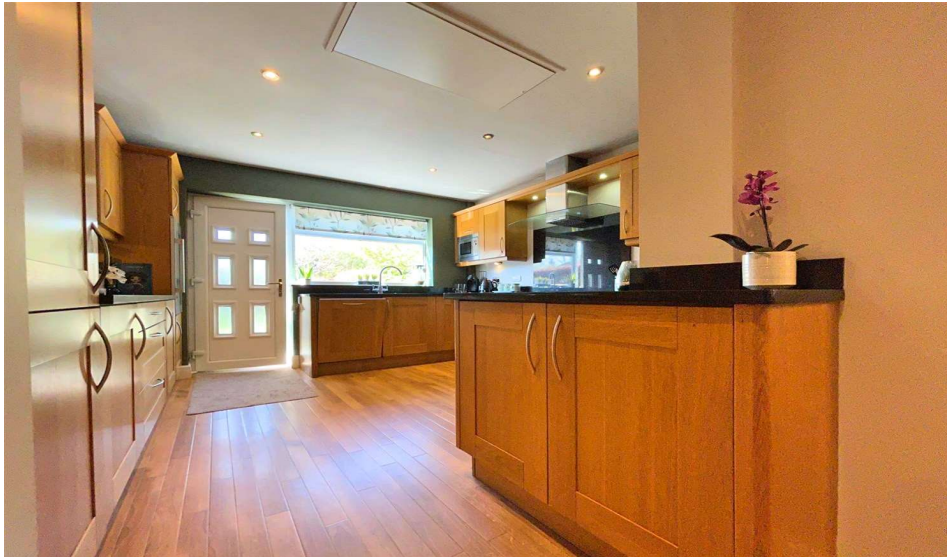
Externally to the rear is a hugely impressive and substantial garden, mainly laid to lawn, with mature borders, twin stone patios to each end of the garden, brick built shed, and fenced boundaries.







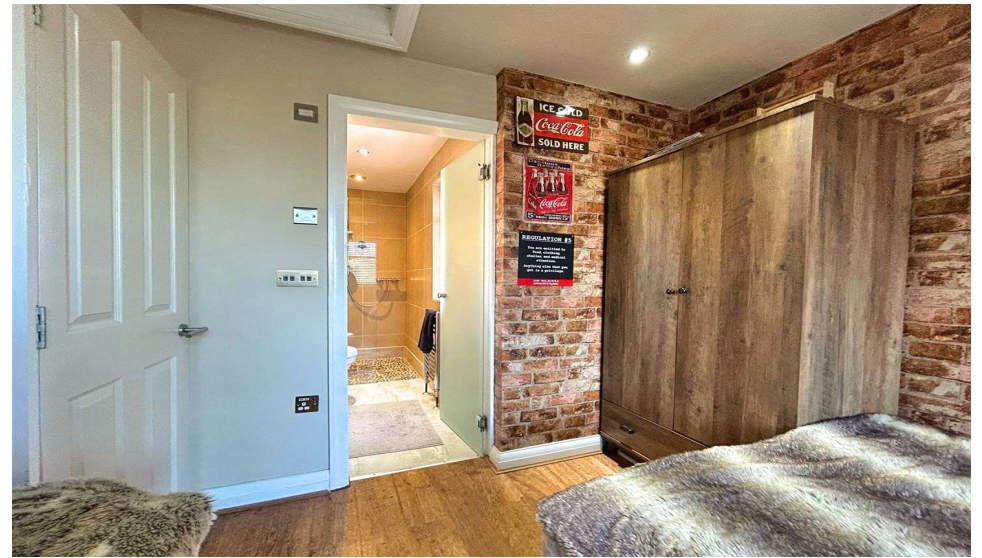








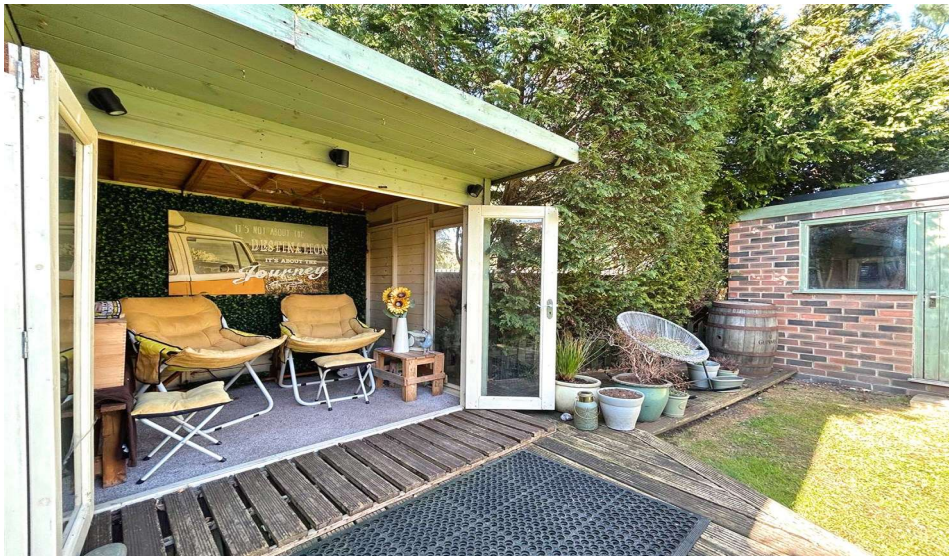
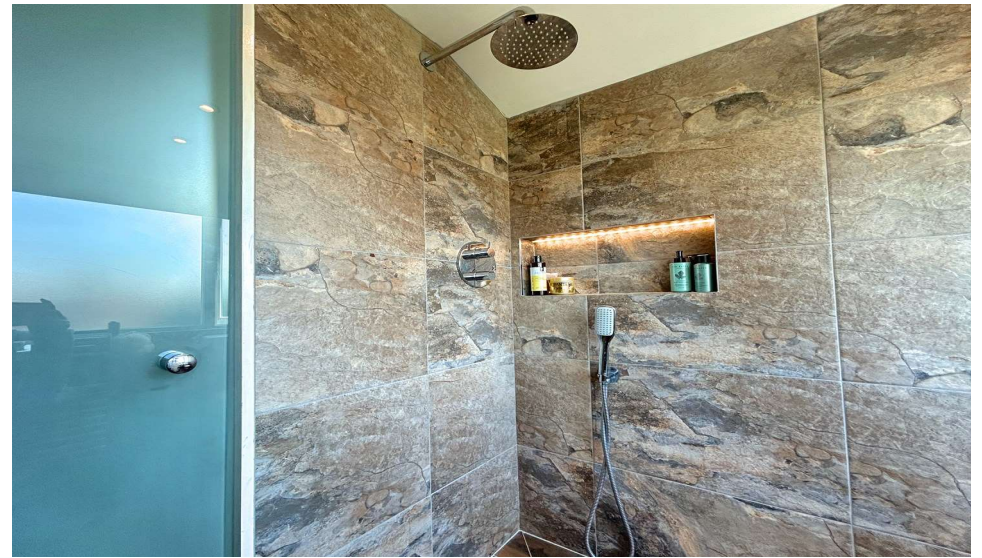




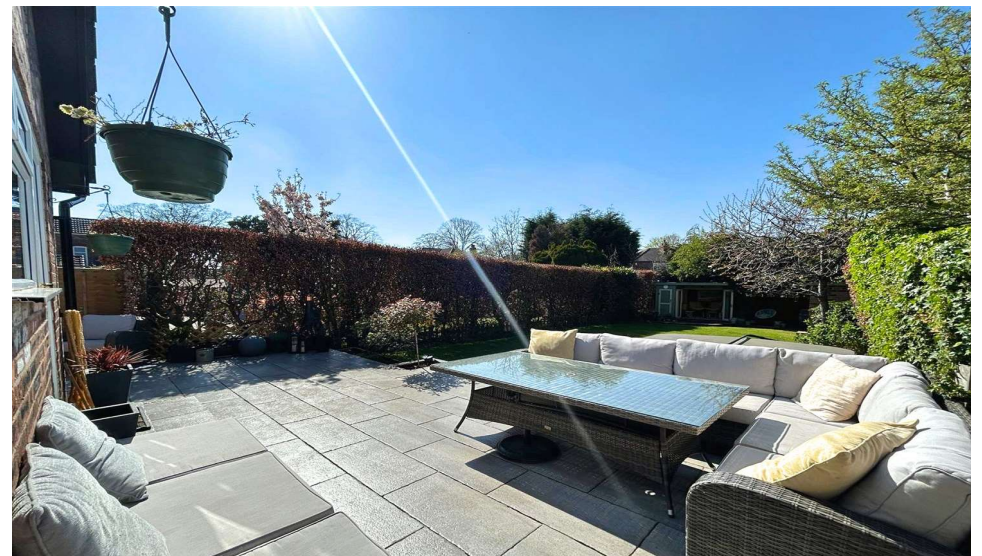


















## DIRECTIONS

M33 6PG

## COUNCIL TAX BAND

D

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Trafford B C

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

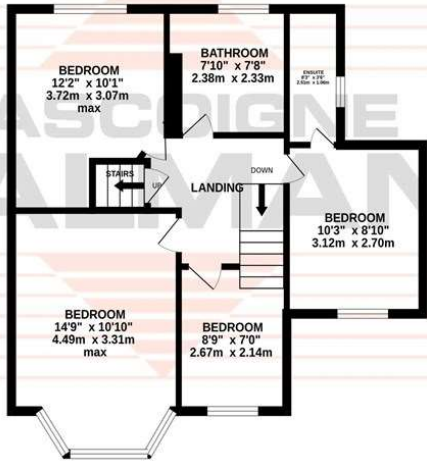
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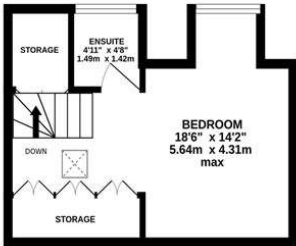
GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 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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THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB