



**GASCOIGNE
HALMAN**

9 BROOKWOOD AVENUE, SALE

THE AREAS LEADING ESTATE AGENT



9 BROOKWOOD AVENUE, SALE

Representing a truly unique purchase opportunity, set within an idyllic and secluded gated plot, in an exclusive cul-de-sac off Moss Lane, an outstanding and impressively appointed detached residence, with three reception rooms, dining kitchen, and four/ five bedrooms, boasting a substantial landscaped rear garden, within easy reach of Sale, Ashton-Upon-Mersey Village, and in catchment of key schools including Ashton-on-Mersey secondary. *NO CHAIN*





SET WITHIN A SUBSTANTIAL AND IMPRESSIVE GATED PLOT

AN IMPRESSIVE AND EXTENDED DOUBLE FRONTED DETACHED RESIDENCE

EXCLUSIVE CUL-DE-SAC SETTING JUST OFF MOSS LANE

BOASTING THREE WELL SIZED RECEPTION ROOMS

STUNNING DINING KITCHEN WITH BI-FOLDING DOORS

FOUR WELL SIZED DOUBLE BEDROOMS

BENEFITING FROM THREE CONTEMPORARY BATH/SHOWER ROOMS PLUS WC

LARGE LANDSCAPED REAR GARDEN WITH GENEROUS PATIO AREA

TREE-LINED OUTLOOK

IN CATCHMENT OF SOUGHT-AFTER PRIMARY AND SECONDARY SCHOOLS

9 BROOKWOOD AVENUE | SALE

Set within arguably one of the finest settings in Sale, being positioned on the exclusive 'Brookwood Avenue', with an enviable head of cul-de-sac gated location just off Moss Lane, 'The Coppice' is an attractively appointed and generous double fronted detached family residence, with stylishly enhanced accommodation, and impressive enveloping landscaped gardens, whilst being within easy reach of Sale, Ashton-upon-Mersey village, key primary and secondary schools, and important transport links.

The tone is setting upon approach, with a backwater style position, and charming named gated entrance, a large driveway flanked by mature hedging leads to 'The Coppice'; a handsome detached double fronted home. Upon entry via the traditional wooden entrance door complete with stained glass feature, is a welcoming entrance hall enjoying oak staircase and a charming clear aspect through to the rear garden, to the left is a versatile sitting room, double doors open to the large living room boasting feature fireplace with multi-fuel stove and twin doors leading to the garden. To the right is a separate bay-fronted dining room complete with charming feature fireplace, with the main hub of the home being directly ahead; the attractive refitted dining kitchen, enjoying a wealth of base and wall units with granite work surfaces, integrated appliances and feature island with breakfast bar, whilst there are also impressive full width bi-folding doors allowing direct access to the garden. There is also a useful separate w/c, and internal access to a storage garage with utility area.

To the first floor, via the vast landing area complete with large window overlooking the beautiful rear garden, are four/ five bedrooms, with bedroom one providing an impressive suite with large bedroom, attractive refitted ensuite shower room and twin doors providing access to the idyllic private balcony, with a further three double bedrooms, with bedroom two enjoying an ensuite bathroom and dressing area, and bedroom three with fitted dressing area. There is also an immaculate four piece family bathroom complete with separate shower and standalone bath tub, and a useful home office.







Externally the home enjoys one of the finest plots in Sale, with a maturely hedged and planted gated front aspect, whilst to the rear in an enchanting and beautifully landscaped garden, mainly laid to lawn, with maturely planted borders, full width stone patio area to the rear of the house, a second raised patio with pergola-style covered seating area, raised planted rear border and a charming tree-lined outlook.

LOCATION

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.

DIRECTIONS

M33 5BZ

TENURE

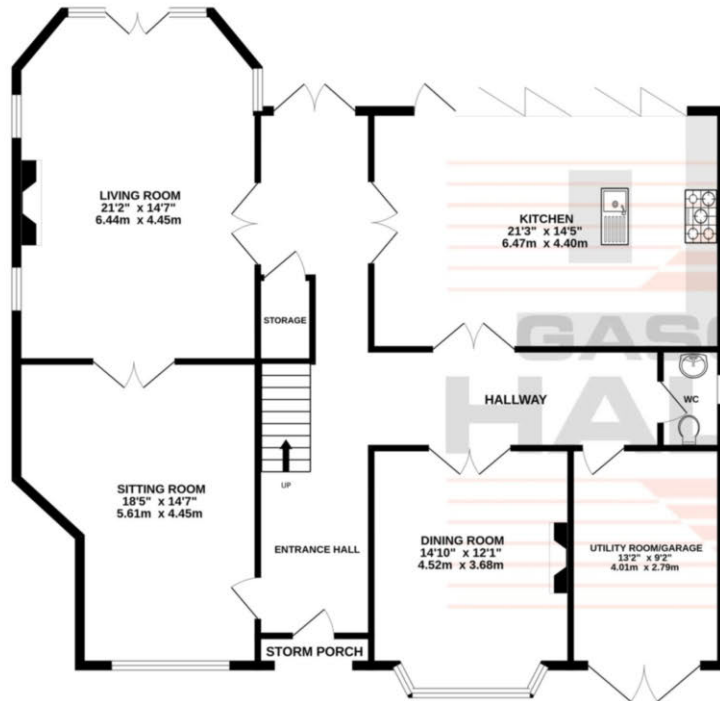
Freehold

LOCAL AUTHORITY

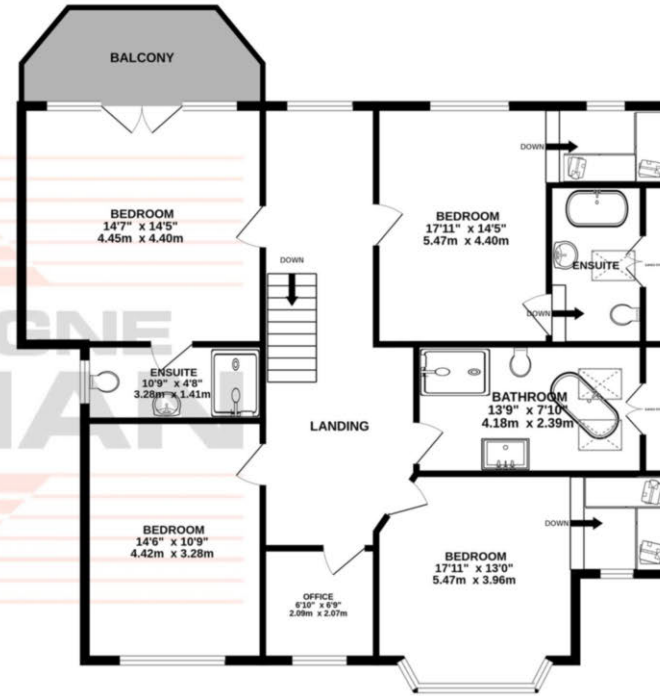
Trafford MBC Tax Band G



GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 2709 sq.ft. (251.7 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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