



21 Highfield Avenue

Sale

Offers in Region of £1,150,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY







## 21 Highfield Avenue

A comprehensively enhanced, meticulously improved and substantial six bedroom, six bathroom immaculate period residence, with open plan living/ dining kitchen, four separate reception rooms, contemporary theme with charming sympathetic restoration, set in a favoured cul-de-sac position close to Sale, popular schools, and key transport links. \*NO CHAIN\*

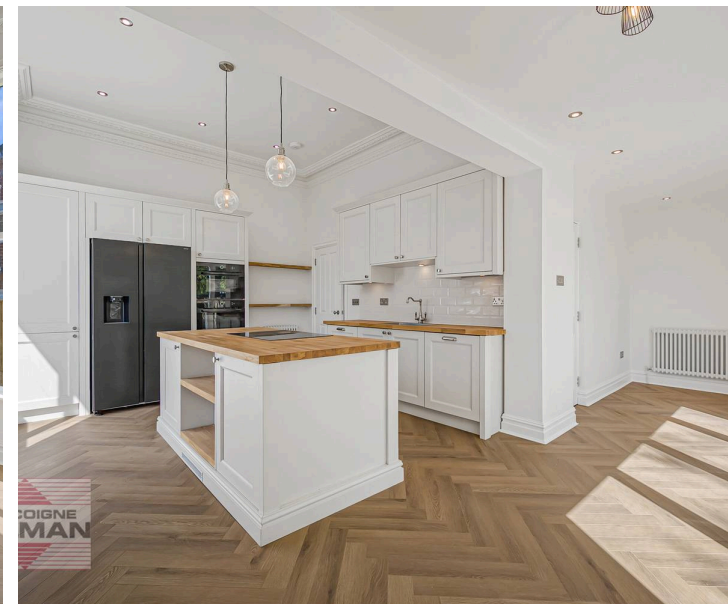
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Comprehensively Renovated And Refurbished Period Semi Detached Residence
- Highly Desirable Cul-de-sac Setting In a Historic District Of Sale
- Handsome Refitted And Remodelled Living Dining Kitchen With Feature Island And Bi-folding Doors
- Fully Converted Cellar Boasting Three Versatile Reception Rooms And Immaculate Shower Room
- Boasting Six Generous Double Bedrooms
- Benefiting From Six Contemporary Themed Bath/ Shower Rooms
- Stylish Landscaped Rear Garden With Raised Patio
- Conveniently Close To Sale Town Centre, In Catchment of Key Primary And Secondary Schools, And Close To The Metrolink

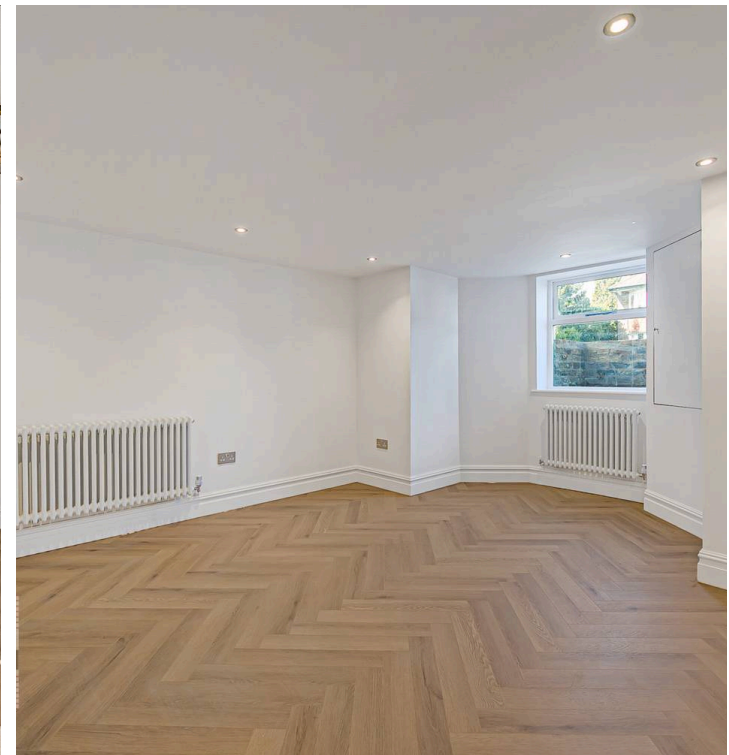




A striking, comprehensively renovated and meticulously refurbished period semi-detached residence, enjoying exacting standards and offering extensive accommodation over four floors, blending timeless sympathetically restored character with contemporary styling. Located in a much favoured traditional district of Sale, with a pleasant cul-de-sac position, the property offers both privacy and convenience primed for family living, being just moments from Sale town centre, key primary and secondary schools, and useful transport links including Sale Metrolink and major road networks.

Upon entering, you are greeted by a cavernous entrance hall complete with tasteful and restored features including corbels and cornicing, with a generous bay-fronted living room to the front, leading to the beautifully refitted and intelligently remodelled living/dining kitchen, complete with a striking feature island, side bay window and bi-folding doors that flood the space with natural light. Off the hall is also a useful utility room, separate w/c and cloaks cupboard. The cellars have been impressively converted reclaiming substantial extra living space and offers three versatile reception rooms, ideal for use as a home office, gym, or cinema room, and an immaculate shower room for added flexibility. There is also a separate external staircase leading to the cellar, allowing for scope to create a separate contained unit.

Upstairs, there are six generous double bedrooms, spread over two floors, each thoughtfully designed with comfort and style in mind, complemented by six contemporary themed bath and shower rooms, two being ensuite, ensuring luxury and practicality for family living or visiting guests.





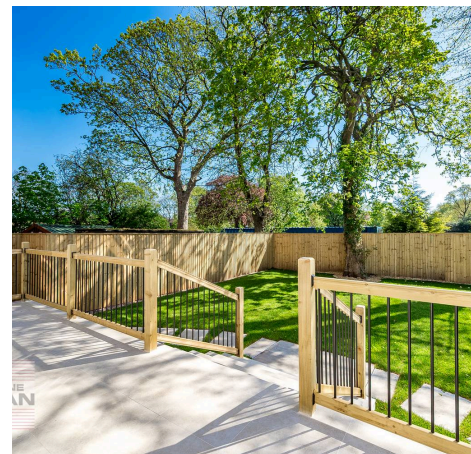




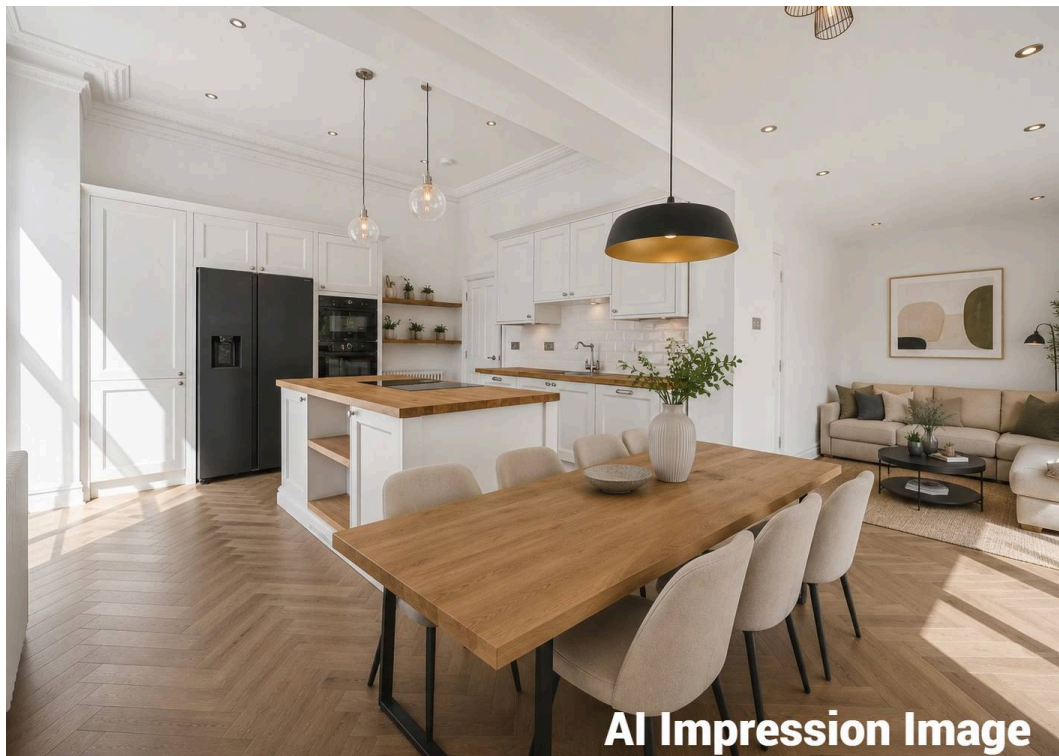
The rear garden is a true highlight, offering a stylish landscaped setting perfect for outdoor living and entertaining, with a raised patio area seamlessly accessed from the kitchen and providing ample space for al fresco dining or relaxation, overlooking a well-maintained lawn bordered by newly installed fencing. The garden is securely enclosed, making it ideal for children or pets to enjoy in safety and privacy. There is also convenient and secure side access, and the front of the property benefits from a driveway providing off-road parking.

The home has been meticulously overhauled and benefits from quality comprehensive improvements including a full re-wire, full re-plumb with intelligent support system, renewed windows, a program of extension and remodelling, and an extensive upgraded finish at every turn.

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.

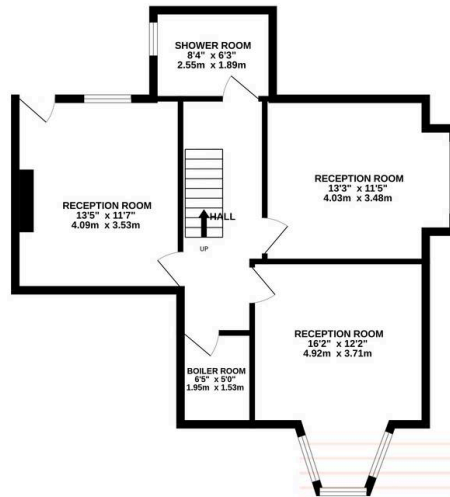




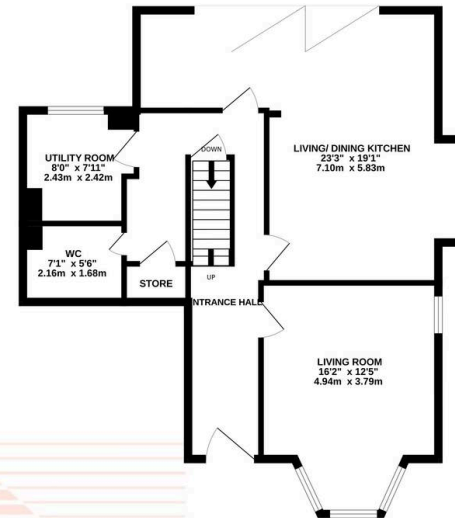




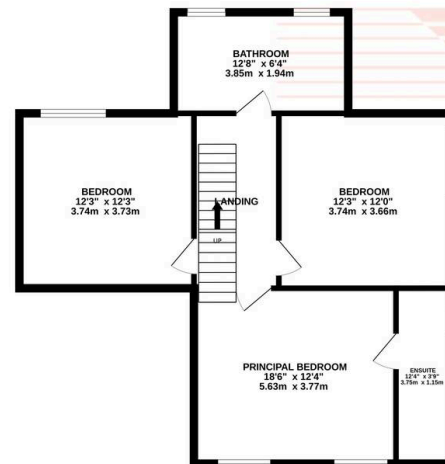
BASEMENT LEVEL  
699 sq.ft. (64.9 sq.m.) approx.



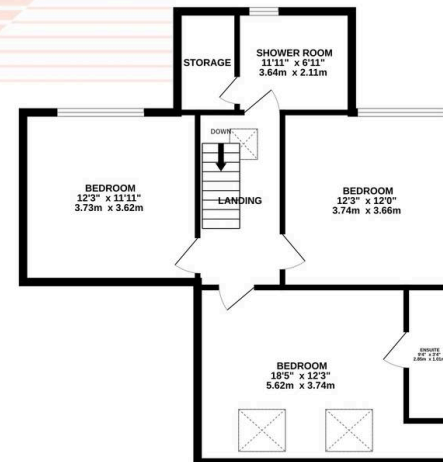
GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 2802 sq.ft. (260.3 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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