



ASHWORTH HOLME
Sales · Lettings · Property Management



£575,000

DESCRIPTION

AH

75 HOPE ROAD M33 3DU

£575,000

AN IMPRESSIVE AND INDIVIDUALLY BUILT FOUR-BEDROOM PERIOD-STYLE TOWNHOUSE, CONSTRUCTED IN 2011 AND OFFERING ALMOST 1,500 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION OVER THREE FLOORS, WITHIN A HEAVILY SOUGHT-AFTER AREA CLOSE TO SALE TOWN CENTRE AND THE METROLINK.

A particularly interesting property, constructed as a detached structure and carefully designed in a traditional style to sit perfectly in keeping with the neighbouring period homes. The result combines the character and proportions of an older property with the benefits of modern construction, including excellent energy efficiency and reduced ongoing maintenance.

Presented to an excellent standard throughout, the accommodation extends to approximately 1,492 sq ft and includes three excellent double bedrooms together with a fourth bedroom, currently used as a home office. The impressive second floor is dedicated to a superb principal bedroom suite with fitted wardrobes and en-suite facilities. The ground floor provides a generous bay-fronted lounge/dining room, contemporary breakfast kitchen and downstairs WC, while the first floor offers two spacious double bedrooms, the fourth bedroom/office and a stunning family bathroom with freestanding bath and separate shower. A Worcester Bosch 8000 boiler was installed in December 2025 and benefits from a 12-year warranty. Externally, there is off-road parking for two vehicles and a well-maintained rear garden with lawn and decked seating area.

The location is a major selling point, with Sale Town Centre, Sale Metrolink and Brooklands Metrolink all within easy walking distance, the latter being less than five minutes away. The property also unusually falls within the catchment areas for St Joseph's Catholic Primary School, Springfield Primary School and Brooklands Primary School, while also being well placed for Sale Grammar School.

NO ONWARD CHAIN.



KEY FEATURES

AH

- Individually built period-style townhouse
- Constructed in 2011
- Almost 1500-SQFT
- Four bedrooms
- Superb principal suite
- Beautifully presented throughout
- Parking for two vehicles
- Worcester Bosch boiler fitted 2025
- Under 5 minutes to Brooklands Metrolink
- Catchment for three top primary schools

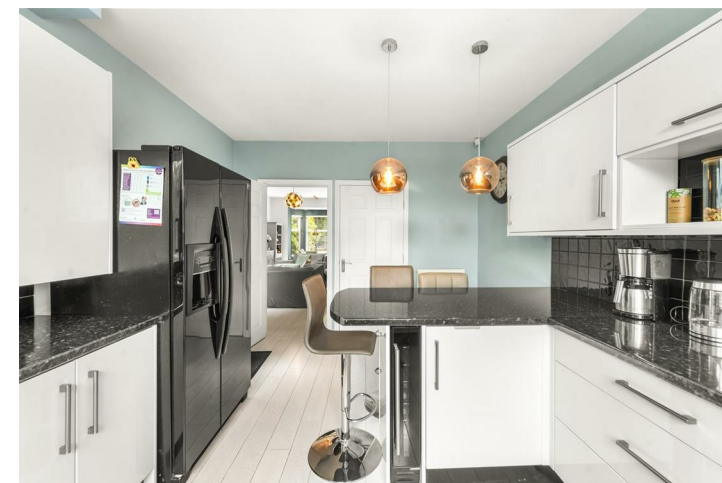


KEY FEATURES

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A rare opportunity to enjoy the charm and proportions of a period-style home with all the benefits of modern construction. Beautifully presented across three floors, this impressive property combines generous living space, excellent energy efficiency, a superb principal suite and off-road parking, all within easy reach of Sale Town Centre, the Metrolink and highly regarded local schools.



SEE FLOOR PLAN FOR DIMENSIONS



LOCATION

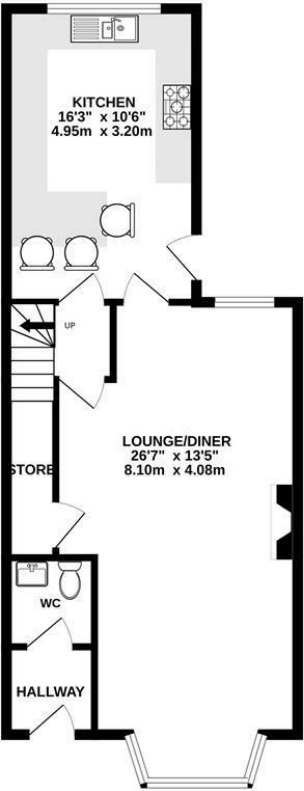
Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.



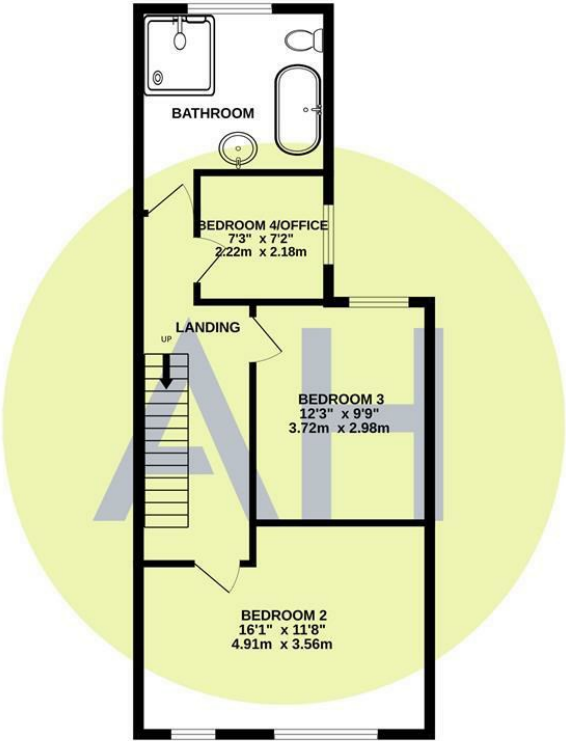
FLOOR PLANS



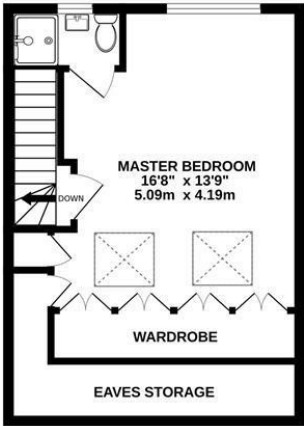
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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