



**GASCOIGNE  
HALMAN**

GINGERBREAD COTTAGE, LITTLE EES LANE, SALE

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THE AREAS LEADING ESTATE AGENT





## GINGERBREAD COTTAGE, LITTLE EES LANE, SALE

**'Gingerbread Cottage' is set within an idyllic backwater position, in a secluded semi-rural style position, yet offering superb convenience with both Ashton-upon Mersey Village and Sale town centre with easy reach, an individually constructed and substantial detached residence of circa 2,000 sqft, with a substantial enveloping plot of mature grounds and private gardens.**

Occupying a charming unassuming semi-rural style position on Little Ees Lane, an impressive individually constructed detached bungalow, with a tone setting approach via a large tree-lined driveway, flanked by mature grounds, offering a combination of rural charm and convenience being located within easy reach of Ashton upon Mersey Village, Ashton Park, and outstanding primary and secondary schools.

The home begins with a substantial and welcoming entrance hall with wooden flooring and sweeping staircase. To the left is a large living room with dual-aspect French doors and picture windows, ahead of the hall is the impressive refitted dining-style kitchen complete with a wealth of base and wall units, contrasting quartz work surfaces, integrated appliances, French doors to the garden and stylish wall panelling. Off the kitchen is a versatile room ideal for a study/ modest playroom or working boot room, whilst there is also a useful utility room with w/c. To the right of the entrance hall is a generous ground-floor double bedroom with an en-suite bathroom and French doors to the garden.





## OVERVIEW

Beautifully Presented Detached Bungalow

Quiet Country Style Lane Offering Rural Setting

Close To Ashton-Upon-Mersey & Sale Town Centre

Not Far From Popular Primary and Secondary schools

Three Generous Bedrooms - All With Ensuite Bathrooms

Substantial Plot With Extensive Gardens

Driveway Parking for Multiple Vehicles

Positioned Set Back From The Road

Short Drive To Major Motorways & Airport



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To the first floor, off the spacious landing, are two further bedroom suites, with modern ensuite bathrooms, useful eaves storage, and a charming walk-in wardrobe to one bedroom.

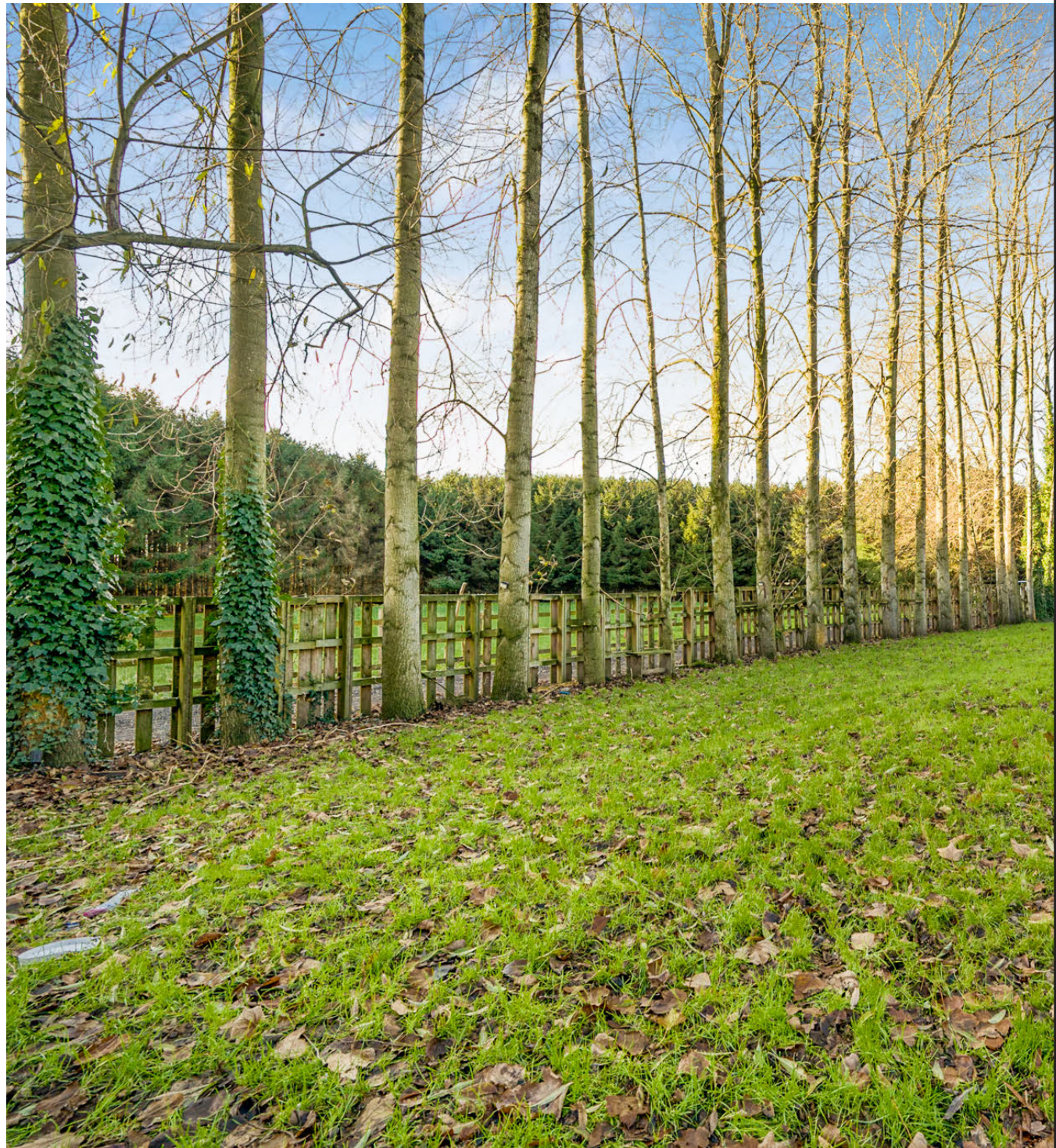
Externally the property offers a substantial plot with a wealth of possibilities to create a truly striking and highly individual setting.

The home enjoys a large rear garden, mainly laid to lawn, with private boundaries, mature trees, pergola-covered seating area, and a substantial detached powered outbuilding - ideal for a range of uses including a home office, gym or retreat. The front of the house enjoys a large hardstanding front garden, leading to a generous lawned garden. There are additional grounds which can be purchased if interested.

### LOCATION

For SatNav purposes: M33 5GT

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.

### **SERVICES**

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

### **TENURE**

Freehold  
Subject to verification by Solicitor.

### **LOCAL AUTHORITY**

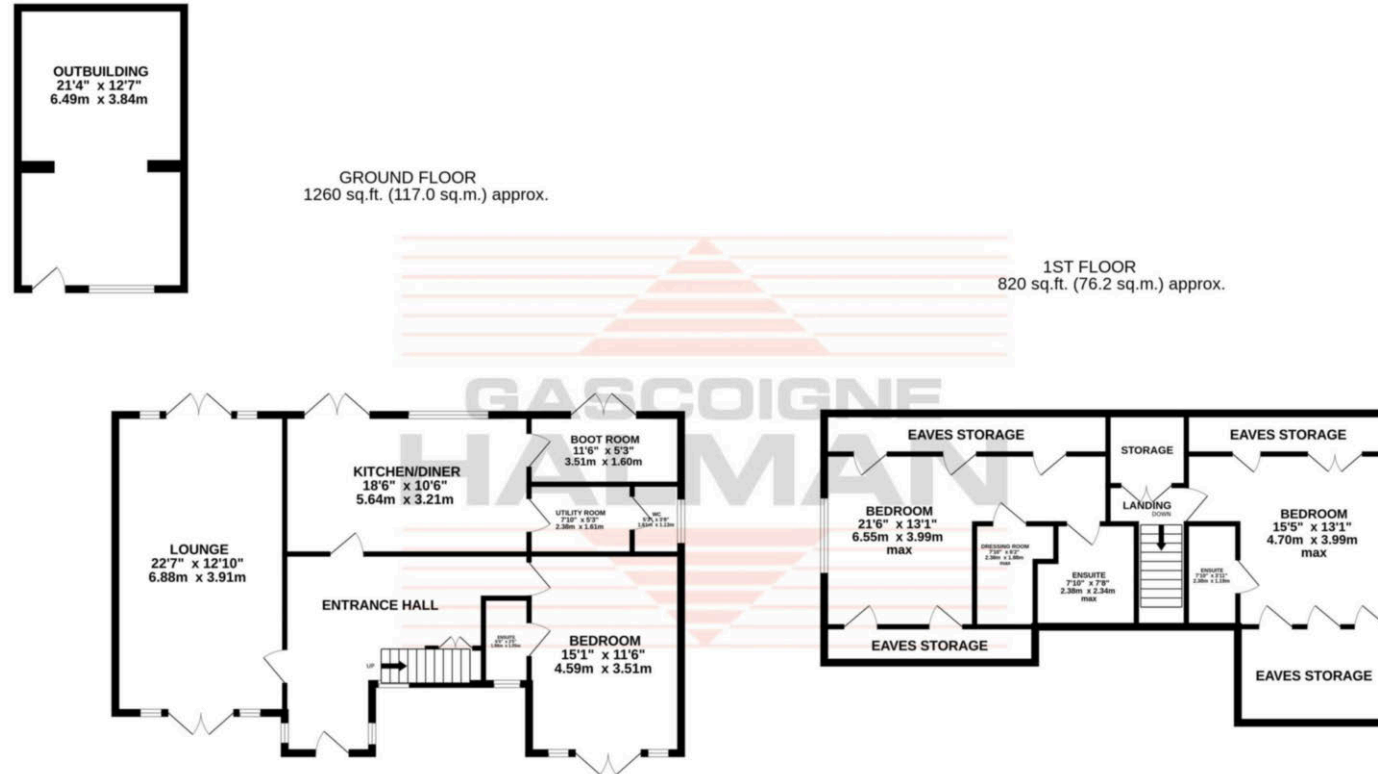
Trafford MBC - Council Tax Band E

### **POSSESSION**

Vacant possession upon completion. Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All potential purchasers should satisfy themselves on this point prior to entering into a contract.



## FLOORPLAN & EPC

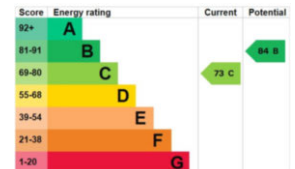


TOTAL FLOOR AREA : 2079 sq.ft. (193.2 sq.m.) approx.

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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