



2 Wardle Road, Sale

Sale

£895,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



2 Wardle Road

Sale

An imposing and substantial double-fronted period residence, of circa 3,500 sqft over four floors (currently split into three apartments), requiring modernisation and a program of re-modelling, perfect for restoration to a long term home or as an investment, with a unrivalled setting close to Sale, popular schools and key transport links.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A SUBSTANTIAL DOUBLE-FRONTED PERIOD DETACHED RESIDENCE
- SET ON THE REVERED WARDLE ROAD CLOSE TO SALE, POPULAR SCHOOLS AND KEY AMENITIES
- BOASTING A GENEROUS & SECLUDED PLOT WITH WALLED REAR GARDEN
- REQUIRING MODERNISATION AND A PROGRAM OF REMODELLING (currently arranged as three apartments)
- FABULOUS OPPORTUNITY TO RESTORE A LANDMARK PERIOD DETACHED HOME
- ACCOMMODATION SPANNING FOUR FLOORS CIRCA 3,500 SQFT
- MULTI-CHAMBER CELLARS OFFERING SCOPE TO CONVERT (subject to permissions)
- ENJOYING A WEALTH OF ORIGINAL FEATURES READY TO BE RESTORED TO THEIR ORIGINAL ELEGANCE



2 Wardle Road

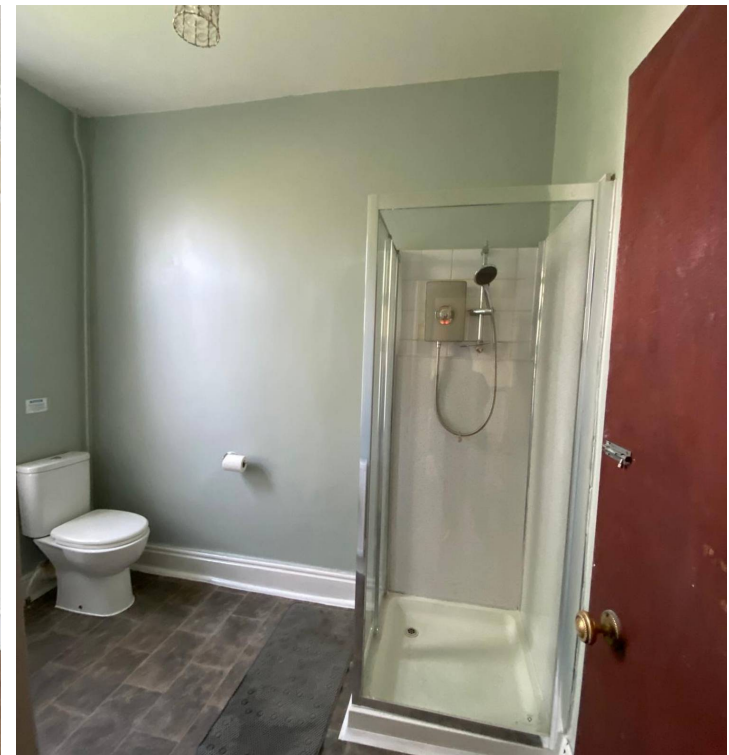
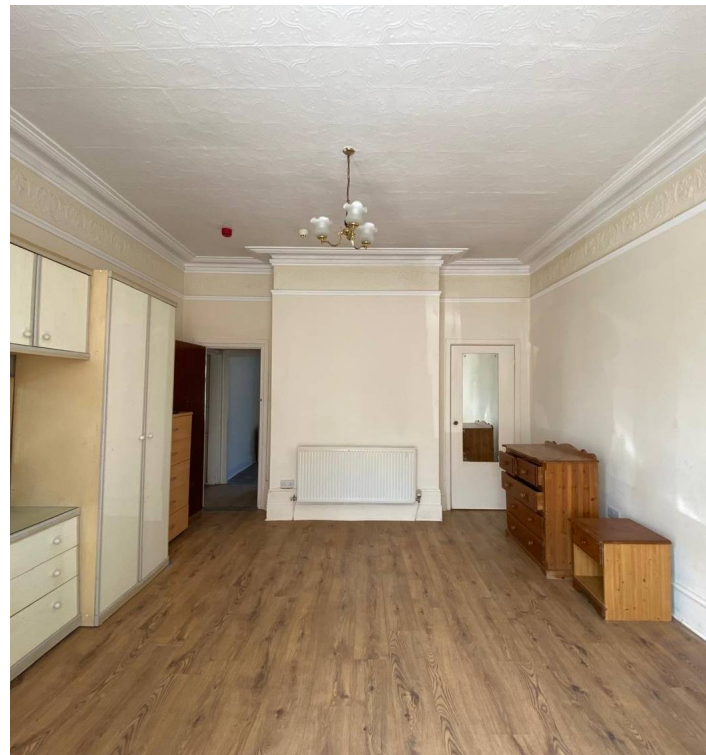
Sale

Representing a unique opportunity to purchase a substantial double fronted detached period residence, located on the revered 'Wardle Road' only a short stroll to Sale town centre, key transport links, and a wealth of popular primary and secondary schools, requiring modernisation and a program of remodeling (currently being split into three apartments), this distinguished property stands in a generous plot, and spans four floors offering circa 3,500 sqft of accommodation, representing a hugely exciting opportunity to restore a true landmark landmark home in an enviable convenient setting.

Occupying a fine position of significant convenience and esteem, the handsome detached home offers the prospective purchaser carte blanche to restore, re-design and re imagine this historic and extensive residence, with a vast footprint of circa 3,500 sqft enjoyed over four floors, the home is currently arranged as three self-contained apartments, offering flexibility for those seeking to create either a multi-generational family home or acquire a lucrative investment property.

The impressive home enjoys an elevated position, and exudes character, with high ceilings, original mouldings, and generously proportioned rooms throughout, all waiting to be restored to their former grandeur.

A spacious communal entrance hall sets the tone, leading to the ground floor apartment, offering a versatile layout comprising two/ three reception rooms or bedrooms, a separate kitchen, rear lobby and bathroom.



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To the first floor which offers a versatile and fluid layout with dual entrances, comprising three reception/ bedrooms, a separate kitchen and bathroom.

To the second floor is a further apartment comprising a reception room, bedroom, separate kitchen and bathroom.

Throughout the property, period features include ornate fireplaces, bay windows, and decorative cornicing and whilst requiring restoration there is a clear sense of timeless elegance, while the generous proportions of each room provide comfort and grandeur typical of the era of the build.

A particular highlight is the multi-chamber cellar, which extends beneath the footprint of the house and offers immense potential for conversion into further living space, a home gym, cinema room, or wine cellar (subject to the permissions).

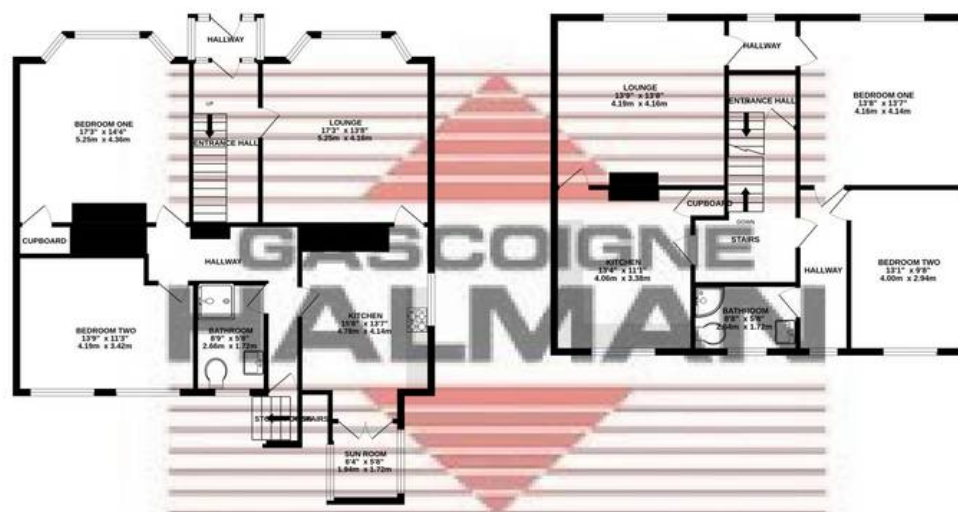
This is a home that not only invites restoration but rewards vision, offering the chance to create a truly unique residence in a location that is unrivalled for its prestige and convenience. Whether you are seeking to restore a magnificent family home or unlock the investment potential of three individual apartments, this property represents a compelling proposition.



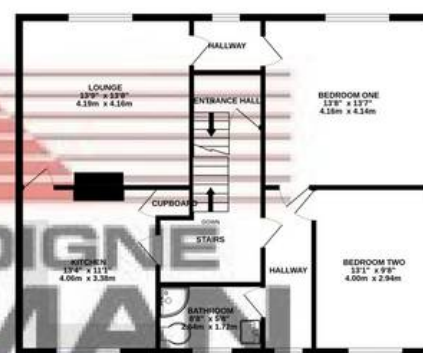
BASEMENT LEVEL
955 sq.ft. (88.7 sq.m.) approx.



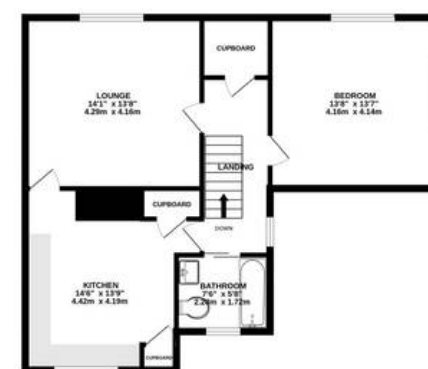
GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



2ND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 3496 sq.ft. (324.8 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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