



£985,000

DESCRIPTION

AH

10 ALCESTER ROAD M33 3QP

£985,000

A SIMPLY OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME, PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT AND ENJOYING A SUPERB POSITION ON WHAT IS ARGUABLY ONE OF SALE'S MOST SOUGHT AFTER ROADS.

This beautiful home has been thoughtfully extended, remodelled and renovated by the current owners to create a truly impressive family residence. At the heart of the property is a breathtaking open plan living/dining kitchen, flooded with natural light via skylights and enhanced by bi-folding doors opening onto the garden from two aspects. The kitchen is finished with a central island and high quality fittings, creating a fantastic space for both family living and entertaining.

Further accommodation includes two excellent reception rooms, along with a separate utility room and ground floor WC. Of particular note is the superb garden room, currently utilised as a home office and complete with power, lighting and a hardwired internet connection.

The property enjoys a highly desirable location, within a short walk of Brooklands Metrolink, well regarded schools including Brooklands Primary, Sale Grammar and Sale High, as well as the Bridgewater Canal, offering a pleasant walk into Sale Town Centre and the ever-popular Stanley Square.

In brief the accommodation comprises: entrance hallway, family room, spacious lounge with access to the rear garden, stunning open plan living/dining kitchen, utility room and WC. To the first floor there are four well proportioned bedrooms and a contemporary family bathroom, with the master benefiting from fitted wardrobes and a stylish en-suite shower room. Externally, the property is equally impressive. To the rear is a substantial, landscaped garden enjoying a high degree of privacy, with patio seating areas and mature planting. To the rear of the garden sits the detached garden office. To the front, a driveway provides off-road parking and access to the garage.

A rare opportunity to acquire a turn-key family home in a premier location.



KEY FEATURES

AH

- Outstanding four bedroom family home
- One of Sale's most sought after roads
- Extended, remodelled and renovated
- Stunning open plan living/dining kitchen
- High specification kitchen with central island
- Two separate reception rooms
- Utility room and downstairs WC
- Master bedroom with en-suite
- Substantial rear garden with garden office
- Driveway parking and garage



KEY FEATURES

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A rare opportunity to acquire a truly exceptional family home in one of Sale's most desirable locations. Finished to an outstanding standard throughout, this beautifully extended property perfectly combines high-end contemporary living with generous, private outdoor space—creating an ideal setting for modern family life.



DIMENSIONS

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SEE FLOORPLAN FOR DIMENSIONS



LOCATION

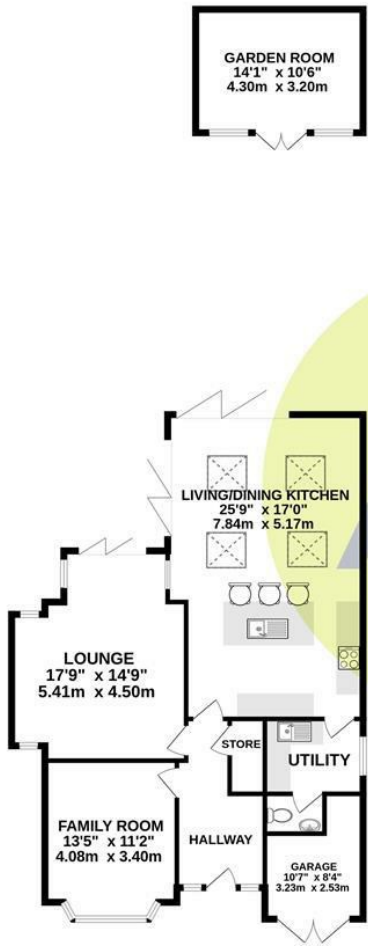
Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars 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
1175 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1852 sq.ft. (172.1 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 is given 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	



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