



**GASCOIGNE
HALMAN**

Winstanley Road, Sale
£635,000

THE AREA'S LEADING ESTATE AGENCY



Well presented bay fronted semi detached home, perfect for the growing family, with extended living space in an ideal location, close to Sale Town Centre and various amenities. Within convenient reach of Dane Road Metrolink and Worthington Park, Winstanley Road is perfect for the growing family.

Property details

- Bay Fronted Semi Detached
- Three Well Proportioned Bedrooms
- Extended Open Plan Living/Dining Area and Breakfast Kitchen
- Downstairs WC
- Within Convenient Reach of Dane Road Metrolink and Sale Town Centre
- Highly Sought After Location Close to Renowned Local Schools
- Planning Permission Approval for a Dormer Loft Conversion, Single Storey Side Extension and Partial Garage Conversion.



About this property

Situated on the desirable Winstanley Road in Sale, this wonderful semi-detached house boasts three bedrooms, an extended living/dining kitchen area and a spacious garage, with potential to create further living accommodation (subject to permissions).

Upon entry of the property, there is a spacious entrance hallway with under stairs WC, leading to the front reception room with feature, working gas fireplace and bay-fronted aspect. Ahead of the hallway is the main hub of the home; a modern, open plan, extended living/dining kitchen with integrated appliances, a feature, working gas fireplace and a central island providing ample storage, along with an extra storage cupboard that the current owner uses as a utility space.

To the first floor, there are three well proportioned bedrooms, two boasting fitted wardrobes, plus a family bathroom fitted with four piece suite.

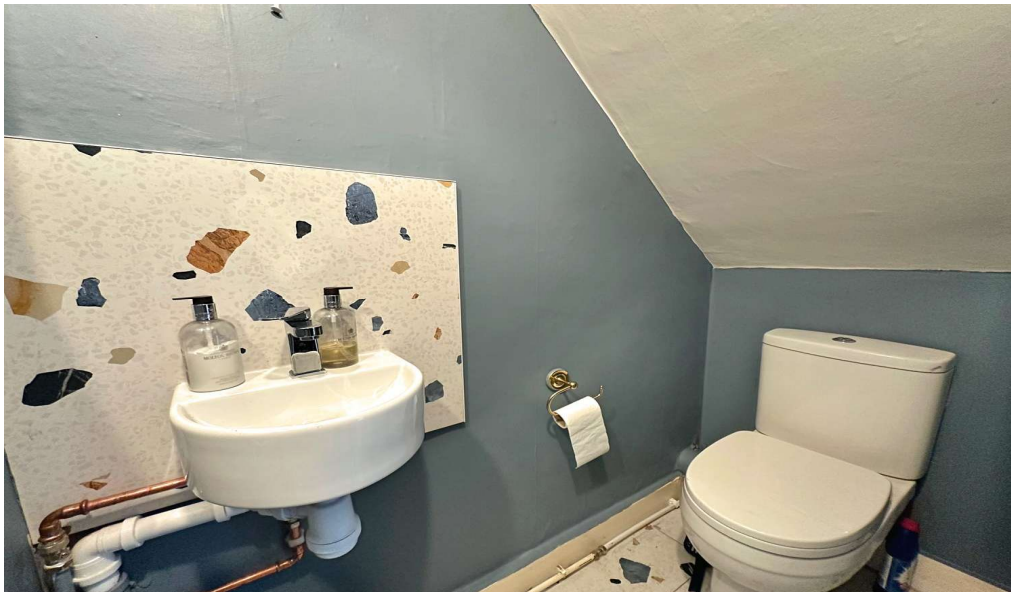
Externally, the property includes a low maintenance rear West facing garden with integral garage and ample off road parking to the front, making this appealing for someone looking for their next family home.

The property is conveniently located close to Dane Road Metrolink, Sale Town Centre and Worthington Park.

The current owner has planning permission approval for a dormer loft conversion, single storey side extension and partial garage conversion.













DIRECTIONS

M33 2AT

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford B C

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

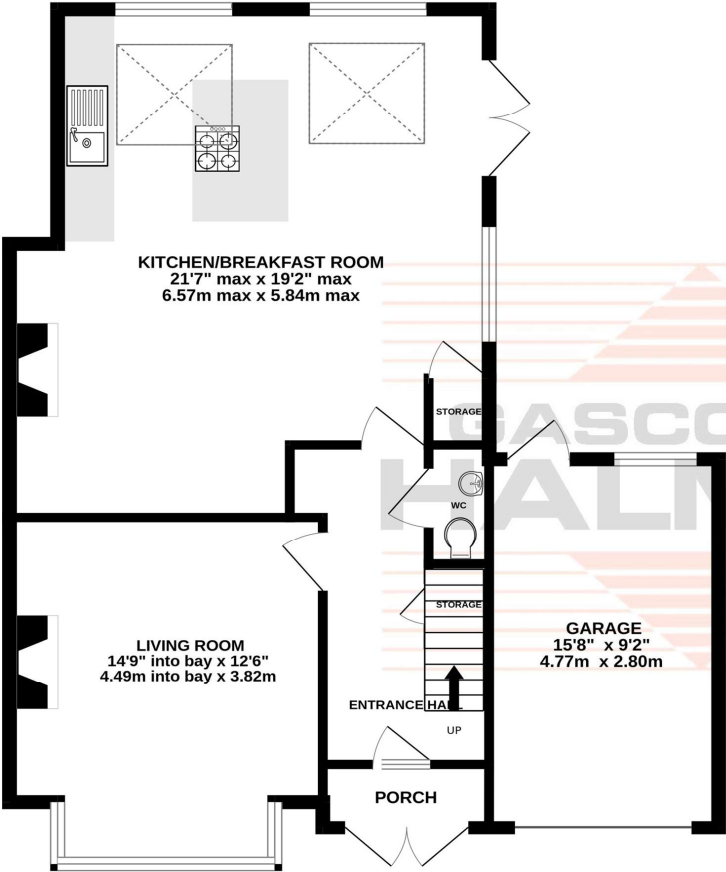
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

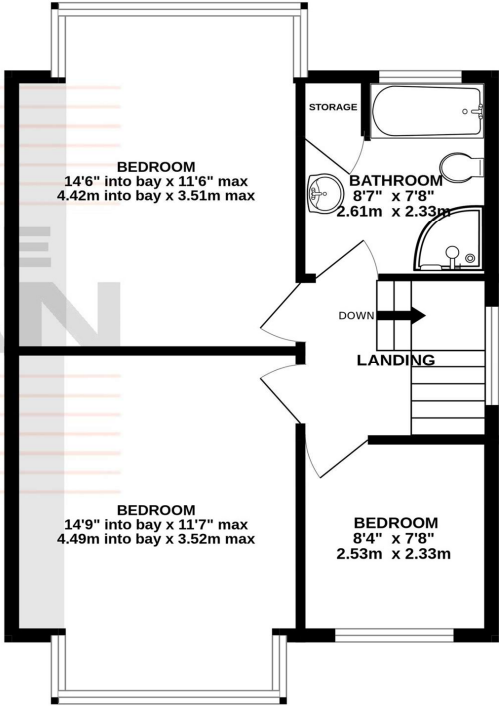
No

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GROUND FLOOR
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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0161 962 8700 sale@gascoignehalman.co.uk
96 School Road, Sale, Cheshire, M33 7XB