



78 Northenden Road, Sale

Sale

Guide Price £825,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



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Sale

An elegant and substantial feature-rich 'Georgian Villa', spanning four expansive floors of circa 2,130 sqft, with four generous bedrooms, converted cellars, impressive dining kitchen, on the doorstep of Sale, Sale Moor, and revered local schools, and a large SW-facing rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- FORMING A COLLECTION OF HANDSOME GEORGIAN VILLAS
- AN IMPRESSIVELY APPOINTED AND STYLISH PERIOD TERRACED HOME
- UNRIVALLED LOCATION CLOSE TO SALE, SALE MOOR, KEY TRANSPORT LINKS AND REVERED SCHOOLS
- IMMACULATE ACCOMMODATION OF 2131 SQFT SPANNING FOUR FLOORS
- TWO LARGE FEATURE-RICH RECEPTION ROOMS PLUS TWO FURTHER VERSATILE CONVERTED CELLAR CHAMBERS
- IMPRESSIVE REFITTED DINING KITCHEN
- BOASTING FOUR GENEROUS BEDROOMS / TWO MODERN BATH/ SHOWER ROOMS
- GENEROUS AND SECLUDED LANDSCAPED REAR GARDEN
- USEFUL PRIVATE DRIVEWAY TO THE REAR
- A WEALTH OF CHARMING ORIGINAL AND RESTORED FEATURES





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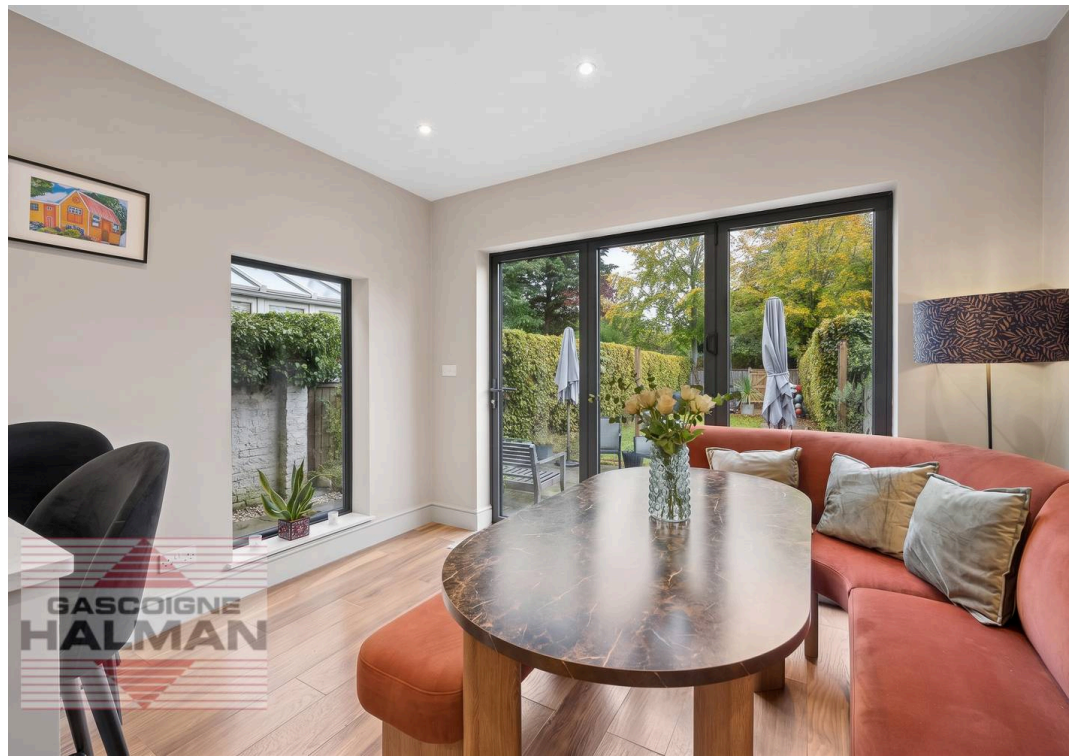
Sale

Forming part of the exclusive and historic 'Olive Grove', a handsome collection of imposing and beautiful Georgian villas, dating back to the mid-1800's, set in an unrivalled position in easy reach of Sale, Sale Moor, revered primary and secondary schools, a vast array of local amenities and key transport links including Sale Metrolink.

Occupying a commanding elevated position, with attractive rendered façade with contrasting stone lintels, an exceptional four-bedroom period terraced residence showcasing a striking blend of traditional charm and contemporary refinement across four expansive floors.

Upon entering via the charming courtyard front garden, you are greeted by a grand tone setting hallway complete with stripped flooring, intricate cornicing and feature corbels, with a tastefully appointed and spacious living room, boasting high ceilings, intricate cornicing, feature fireplace and beautifully restored sash window, opening to a versatile second reception room, again enjoying a wealth of beautiful original detailing and complemented by a feature fireplace with floating oak beam. Ahead of the hall is the main hub of the home; the immaculate refitted dining kitchen, having been thoughtfully designed with sleek cabinetry, premium integrated appliances, quartz work surfaces, and with full-width bi-folding doors providing access to, and charming views over the expansive rear garden.





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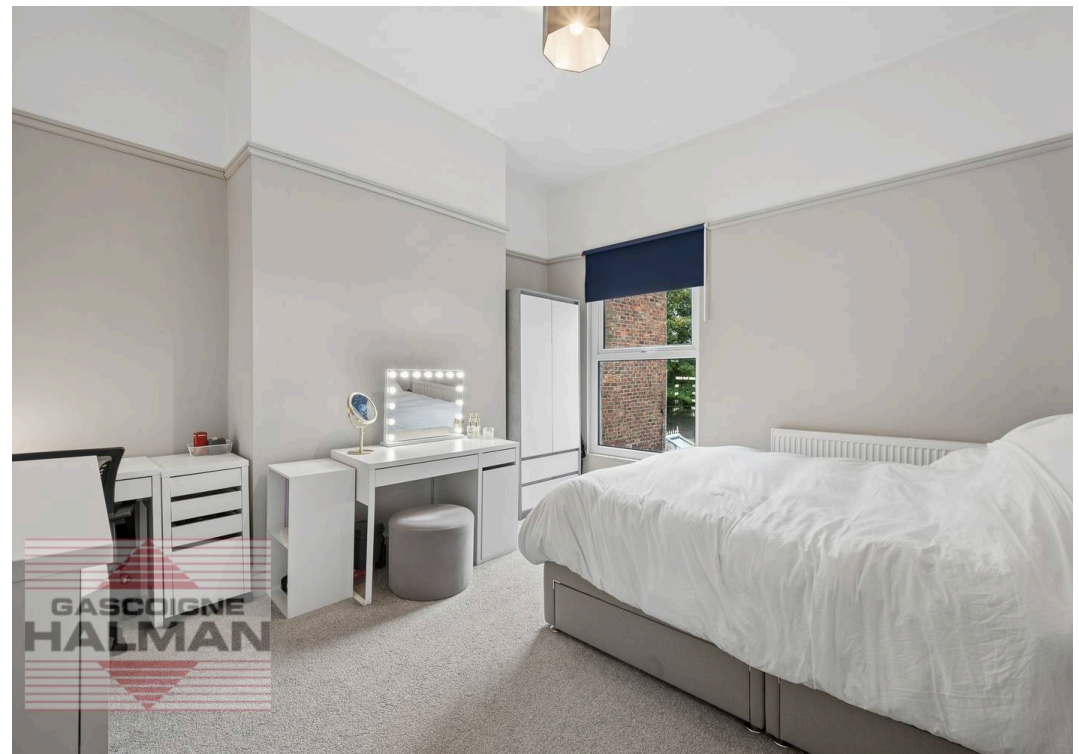
The property's multi-chamber converted cellar offers an impressive addition and hugely versatile layout, providing two further spacious rooms that can be utilised as home offices, playrooms, or occasional bedrooms, with garden access provided via patio doors of the rear chamber.

Upstairs, four generous bedrooms are arranged over two floors, benefitting from elegant period detailing and generous proportions, while the two stylish bath and shower rooms are finished to an excellent standard, featuring contemporary suites, quality tiling, and luxury fittings.

Throughout the home, there is a wealth of striking original and sympathetically restored features – such as decorative fireplaces, deep skirting boards, intricate cornicing, and original panelled doors – exuding a strong sense of history and character, with an well balanced blend of modern enhancements.

Externally the home enjoys an extensive plot, benefiting from an idyllic South-West aspect, and boasting a generous and private rear garden, with mature hedged boundaries, large lawned garden, Indian Stone patio and stone walkway leading to the rear second patio area and gated block-paved rear parking for multiple vehicles.









Gascoigne Halman Sale

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