



**GASCOIGNE  
HALMAN**

Leith Road, Sale  
**£630,000.00**

THE AREA'S LEADING ESTATE AGENCY



A substantially extended and lovingly maintained bay-fronted period semi-detached, with three spacious reception rooms, a newly remodelled dining kitchen, four spacious bedrooms, set on a secluded landscaped corner plot with detached outbuilding/ home office, within easy reach of Sale, Sale Moor, key transport links including two Metrolinks, and in catchment of sought-after schools.

## Property details

- Situated on a Corner Plot
- Four Spacious Bedrooms
- Recently Extended with a New Kitchen/Dining Area
- Three Reception Rooms
- Impressively Enhanced Throughout
- Detached Outbuilding/Home Office



## About this property

Set on an enviably large landscaped corner plot, an impressively enhanced and generously extended bay-fronted semi-detached residence, providing a charming combination of period detailing with contemporary upgraded living, catering for the modern day working from home requirement in abundance, the handsome home offers a hugely impressive and versatile wealth of accommodation ideal for modern family living.

Upon approach the tone is set with handsome traditional bay-fronted brick elevations and attractive leaded windows, beginning with a useful porch opening to a welcoming entrance hall, to the left is a pleasant bay-fronted dining room complete with feature fireplace and inbuilt alcove storage, concertina doors open to an open plan living room again with fitted alcove storage, with the main hub of the home directly ahead; the newly extended, remodelled and refitted dining kitchen, complete with vaulted ceiling, an attractive light two tone range of base and wall units, and enjoying twin doors to the rear garden. There is also a third reception room located off the hallway twinning as a home office or ground floor bedroom, and benefits from an ensuite shower room with jack and jill dual access.

To the first floor, via the spacious landing, are four well sized bedrooms, with bedroom one boasting fitted wardrobes and bay-fronted, and a modern refitted bathroom.

Externally the home enjoys a large corner plot, with a secluded landscaped rear garden with stone patio, mainly being laid to lawn, with hedged boundaries, and enjoying a newly building detached outbuilding providing a multitude of uses including a home office, studio, playroom or gym, whilst there is also a driveway to the front with hedge boundary.













## DIRECTIONS

M33 2LR

## COUNCIL TAX BAND

C

## 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	71 C	80 C
55-68	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

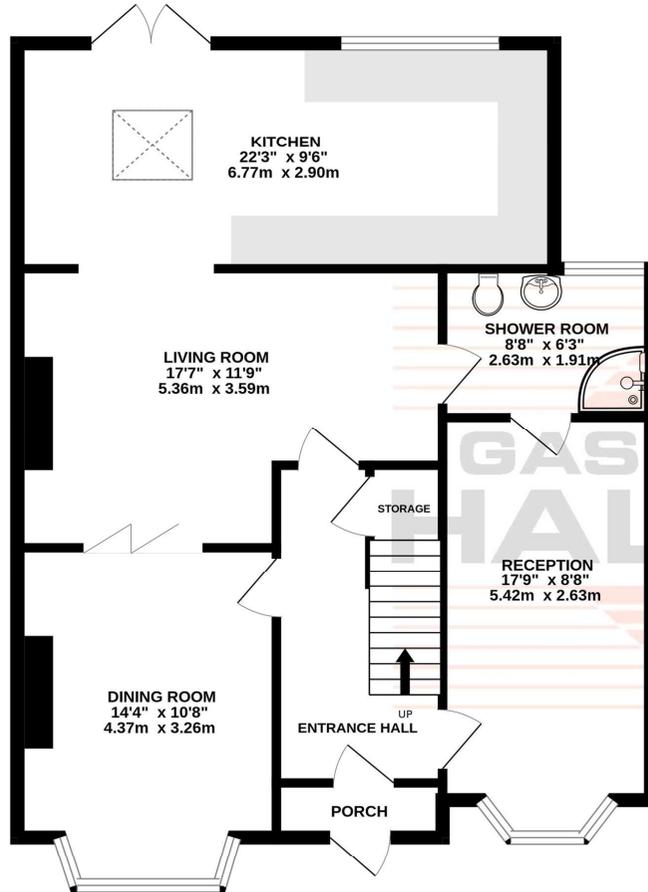
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

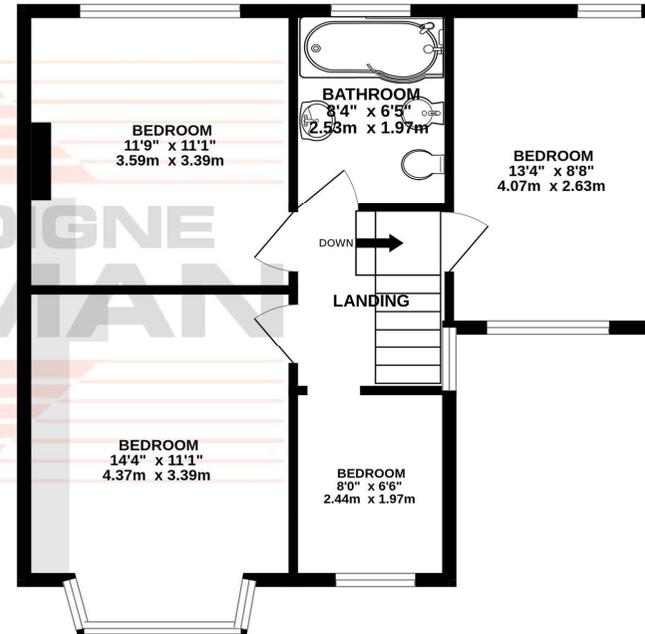
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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.

Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB