



**GASCOIGNE  
HALMAN**

7 LANGLEY ROAD SALE

---

THE AREAS LEADING ESTATE AGENT



## 7 LANGLEY ROAD SALE

**An exceptionally appointed and extensively enhanced detached residence, boasting a wealth of impressive accommodation with three reception rooms, a striking refitted breakfast kitchen and four/ five generous bedrooms, with the main benefiting from a brand new en suite. A large multi-car driveway, secluded landscaped rear garden, and set within a much sought-after cul-de-sac position close to Sale, popular schools including Ashton-Upon-Mersey, key transport links and local amenities.**

Having been comprehensively improved and enhanced in recent years by the current owners, this striking double fronted detached residence boasts a wealth of outstanding family accommodation including three reception rooms and four/ five bedrooms, whilst occupying a substantial enveloping plot, ideally located on the doorstep of Ashton-Upon-Mersey school, other popular schools and Sale.



## OVERVIEW

Stunning Detached Family Residence

Fantastic Location Backing onto Ashton  
On Mersey School

Approaching 2000 sqft Of  
Accommodation

Wonderful Established Private Rear  
Garden

Open Plan Kitchen/Dining Room Over  
Looking The Rear

Close To Popular Primary & Secondary  
Schools

Driveway Providing Ample Off Road  
Parking

Four Bedrooms With Bedroom Two  
Boasting Ensuite

## 7 LANGLEY ROAD SALE

The attractive home initially begins with a commanding approach with walled frontage and a large driveway. Upon entry, via the recently extended entrance, a substantial welcoming entrance hall complete with striking tiled floors sets the tone for the immaculate home, to the left is a separate bay-fronted sitting room, to the right of the hall is a large living room, with double doors opening to charming dining room, seamlessly linking to the main hub of the home; the remodelled and refitted breakfast-style kitchen, complete with a range modern base and wall units, contrasting work surfaces and integrated appliances. There is also a useful separate utility room.

To the first floor, off the spacious landing, are four/ five good sized bedrooms, with fitted wardrobes to three of the four, and the master enjoying a charming dual aspect and recently added en-suite shower room. There is also a modern refitted four piece family bathroom complete with travertine tiling.

Externally to the front the home enjoys a generous walled frontage with substantial driveway offering ample off-road parking, whilst to the rear is a pleasant and secluded garden, mainly laid to lawn, with maturely planted borders, a wealth of charming fruit trees, and a flagged patio.

### LOCATION

For SatNav purposes: M33 5AZ







The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

### **SERVICES**

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

### **TENURE**

Freehold - Subject to verification by solicitor

### **LOCAL AUTHORITY**

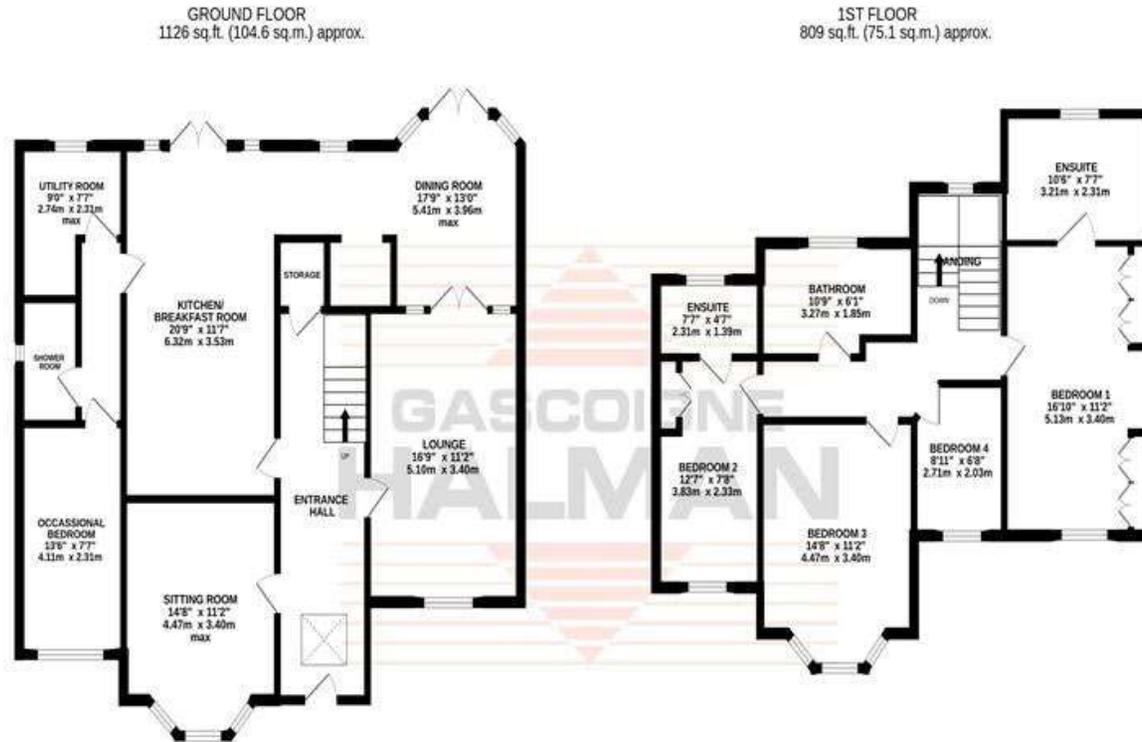
Trafford MBC - Council Tax Band G

### **POSSESSION**

Vacant possession upon completion. Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.



## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1934 sq.ft. (179.7 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 ©2025

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.



**SALE OFFICE**

0161 962 8700

[sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)

96 School Road, Sale, Cheshire, M33 7XB

**GASCOIGNE  
HALMAN**

---

23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK