



14 Skaife Road, Sale, M33 2FZ

Nestled on the charming Skaife Road in Sale, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,032 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for families or those seeking a home office.

The single bathroom is thoughtfully designed, catering to the needs of modern living. This property is perfect for those who appreciate a warm and welcoming atmosphere, with the potential to personalise and make it their own.

Situated in a desirable location, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This charming home on Skaife Road is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to view this lovely property and envision your future here.

£425,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

A welcoming hallway with white tiled flooring and simple, clean lines set the tone for this inviting home. The front door features a small window that allows natural light to fill the space, complemented by a coat hanging area and a radiator along the wall.

Landing

The ground floor landing is bright and airy, with neutral walls and carpeted flooring. A black painted balustrade adds a touch of character, leading to doors that open onto various rooms on the first floor.

Lounge

15'0" x 13'8"

This generous lounge is a warm and inviting space, featuring a large bay window that fills the room with natural light. The walls are painted a rich green, providing an elegant backdrop to the classic black fireplace which acts as a charming focal point. The light wood flooring complements the deep hues and ties the room together beautifully. An archway leads through to the dining room, enhancing the sense of flow between these two spaces.

Dining Room

12'4" x 11'11"

The dining room is spacious and bright with light wooden flooring and neutral walls that create a calm atmosphere. A rustic wooden dining table with matching chairs and a bench provides ample seating for family meals or entertaining guests. Twin French doors open onto the garden, bringing the outside in and filling the room with natural light. Pendant lighting above the table adds a modern touch to this charming space.

Kitchen

12'7" x 8'10"

The kitchen is bright and contemporary, fitted with sleek, handleless wooden cabinets and white countertops that provide ample storage and workspace. A large window above the sink overlooks the garden, flooding the space with natural light. The kitchen includes a built-in oven and gas hob with a stylish tiled splashback. The pale flooring complements the cabinetry, and a wooden door leads out to the dining room.

Bedroom 1

15'0" x 11'1"

The main bedroom offers a peaceful retreat with neutral walls and soft carpet

underfoot. Two windows bring in plenty of daylight, enhancing the calm atmosphere. The room is furnished with a large bed, bedside tables, and a chest of drawers, with a striking mirrored wardrobe providing generous storage and reflecting light to make the space feel even larger.

Bedroom 2

12'1" x 9'8"

This bright bedroom is a cosy and comfortable space, featuring a metal framed bed and a wardrobe providing good storage. A vanity table and chair add a personal touch, with a window allowing sunlight to flood the room.

Bedroom 3

12'6" x 8'10"

A charming smaller bedroom painted in a deep blue shade, creating a cosy and inviting nursery or child's room. It includes a wooden dresser, a comfortable armchair, and a wooden cot, with a window providing natural light.

Bathroom

6'11" x 6'0"

The bathroom is a neat and practical space fitted with white subway tiles and a contrasting dark floor. It features a curved bath with a shower overhead, a pedestal washbasin, and a toilet. A frosted window allows light in while maintaining privacy.

Rear Garden

10'9" x 10'6"

The rear garden is well maintained with a neatly laid lawn bordered by gravel and flower beds. A paved patio area provides a pleasant space for outdoor seating and entertaining, while a timber fence encloses the garden for privacy. At the far end stands a modern outbuilding, featuring large windows and a door, currently set up as a bar and office space with plenty of natural light and a stylish interior.

Outbuilding

10'9" x 10'6"

The detached outbuilding in the garden has been transformed into a stylish and versatile space, featuring a wooden bar with stools, a desk area for working, and neutral walls with light wood effect flooring. It is flooded with natural light from windows and is perfect as a home office, bar, or creative room.

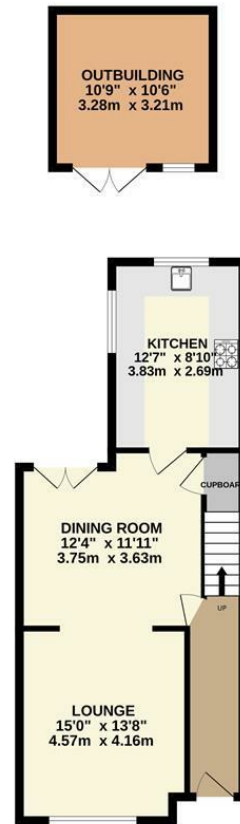


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	45	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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