



MARSLAND ROAD

SALE
GREATER MANCHESTER
M33 3NZ

£900,000



Manchester's Leading
Independent Estate Agent

MARSLAND ROAD

SALE, GREATER MANCHESTER
M33 3NZ



5



2



3



Off Street
Parking



3063 SQ FT



Freehold



EPC Rating: E

Situated on one of the area's most prestigious and sought-after roads, this substantial five-bedroom Cheshire-style semi-detached residence offers over 3,000 sq ft of beautifully proportioned accommodation arranged across five unique levels. Perfectly positioned just moments from Sale town centre and with Sale Grammar School quite literally on the doorstep, this exceptional family home combines period character, versatile living space and stunning mature grounds.

The property boasts an impressive and highly individual layout, with no single floor accommodating more than two bedrooms, creating a wonderful sense of space and privacy throughout. Generous room sizes are a consistent feature, complemented by an abundance of original character details including high ceilings, ornate coving and traditional skirting boards, all of which enhance the home's charm and elegance.

Internally, the accommodation comprises five well-proportioned bedrooms, three spacious reception rooms ideal for both family living and entertaining, and two stylish bathrooms. The recently renovated kitchen has been finished to a high standard, perfectly suited to modern family living, while both bathrooms have also been tastefully updated with contemporary fittings and finishes throughout. From one of the reception rooms, access leads through to a practical utility room and onto a modern bathroom, adding further flexibility and convenience to the home's versatile layout.

The property also benefits from a substantial basement area with excellent head height, currently providing extensive storage space whilst offering superb potential for further conversion into additional living accommodation.

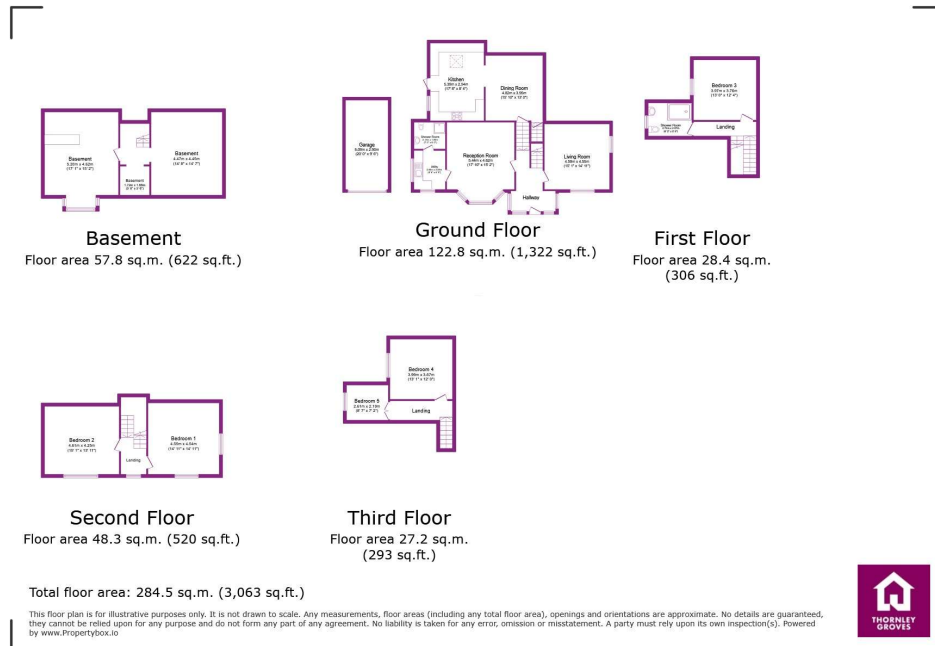
Externally, the property enjoys exceptional gardens which are private, mature and beautifully maintained. Landscaped lawns, established borders and patio seating areas provide an idyllic outdoor setting for relaxing and entertaining alike. To the front, an extensive driveway offers ample off-road parking for multiple vehicles.

Offered freehold, this is a rare opportunity to acquire a truly distinctive and substantial family home in one of Sale's premier residential locations.





FLOORPLAN



Prestigious Marsland Road location
Unique Five Floor Layout
Original Character Features Throughout
Freehold
Cheshire Style Semi
Walking Distance to Sale Town Centre
Mature Private Gardens
Excellent School Catchment including Sale Grammar

SELLING OR LETTING YOUR HOME?

OUR FREE MARKETING PACKAGE INCLUDES PROFESSIONAL WRITING AND PHOTOGRAPHY, ENSURING YOUR HOME STANDS OUT FROM THE CROWD.



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