



14 Highfield, Sale

Sale

£635,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



14 Highfield

Sale, Sale

Elegant bay-fronted period home set over three floors, with four bedrooms, three reception rooms, a versatile converted cellar, pleasant courtyard and shared garden, set within a sought-after location close to Sale town centre, in catchment of key primary and secondary schools, and useful transport links including Sale metrolink.

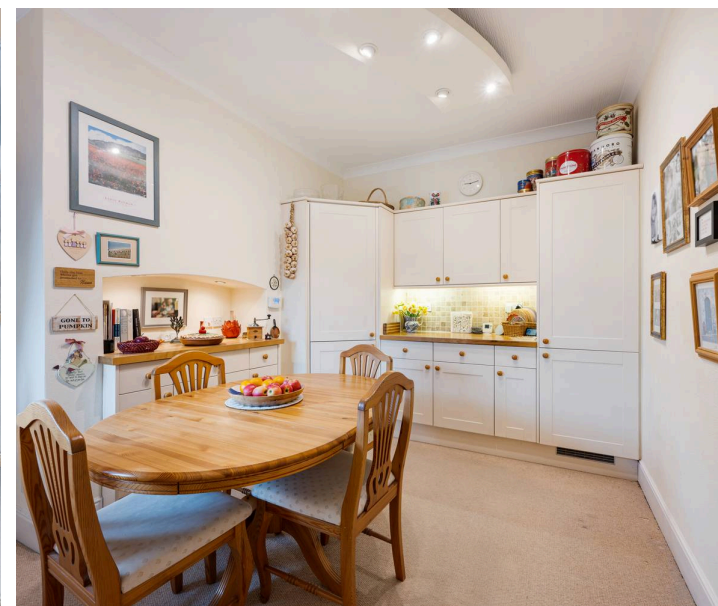
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- An Imposing And Handsome Period End-Terrace
- With Three Spacious Reception Rooms
- Set In A Sought-After Traditional Location Close To Sale, Sale Metrolink and Local Amenities
- Within Easy Reach Of Sale Grammar Secondary, and St Josephs and Springfield Primary Schools
- Modern Refitted Kitchen Opening To Dining Room
- With Four Well Sized Bedrooms
- Versatile Converted Cellar Offering Additional Reception Room And Storage
- Low Maintenance Courtyard Garden With Additional Shared Garden



14 Highfield

Sale, Sale

A handsome and generous traditional residence representing a lovingly maintained and elegantly designed bay-fronted period home, showcasing a blend of style and thoughtful enhancements.

The spacious interior offers a versatile traditional layout over three/ four floor, the ground floor features a delightful bay-fronted living room that invites natural light with a charming feature fireplace, a separate fitted kitchen that seamlessly connects to a morning and dining room, and an additional reception room located at the rear of the hall.

The property also includes a cleverly converted cellar with a versatile additional reception room, providing external staircase access and a large storage chamber.

The home is complemented by four generously sized bedrooms, benefiting from a large principal bedroom, and a modernised bathroom, with the accommodation reflecting attractive contemporary standards while preserving the charm of original and restored features throughout.

A drop-down ladder to bedroom one provide access to a partially converted loft room utilised as a useful home office.





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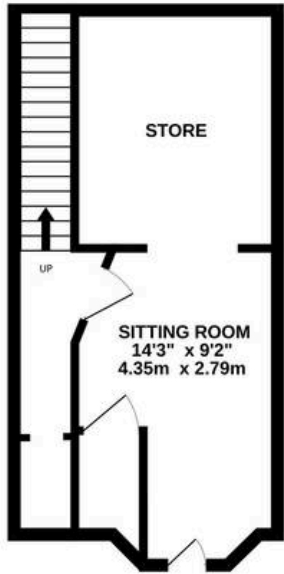
Externally, the residence boasts a secluded, low-maintenance courtyard garden, perfect for relaxation and outdoor enjoyment, along with the added advantage of a shared garden space.

To the front is a flagged driveway offer ample off-road parking.

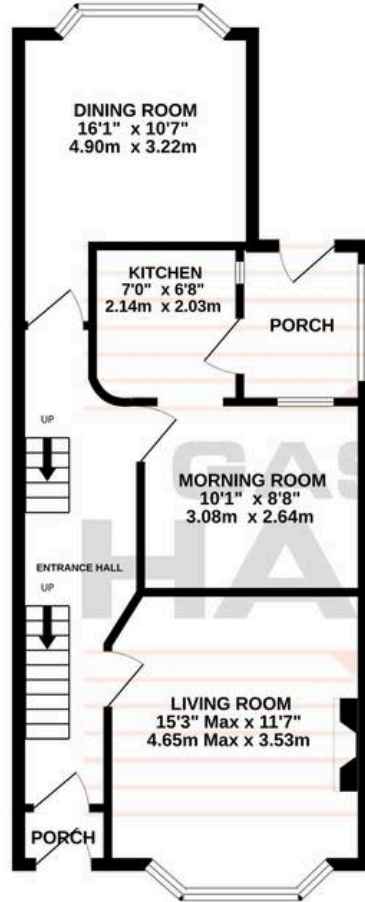
Ideally situated in a highly desirable traditional neighborhood, this property is conveniently close to Sale, as well as popular primary and secondary schools, essential transport links, and a variety of local amenities.



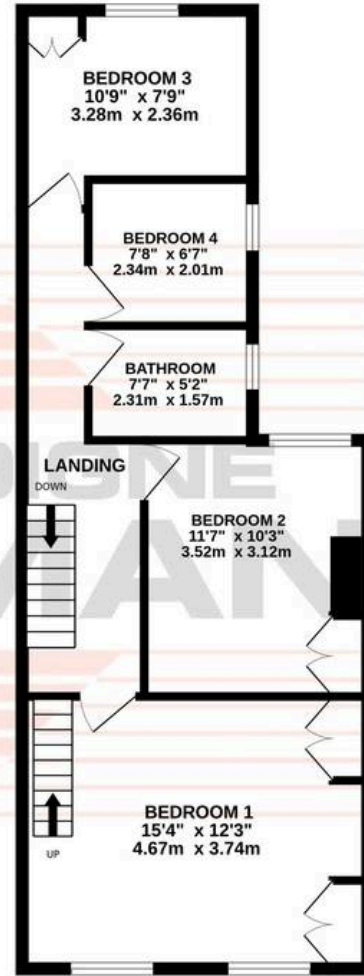
BASEMENT
288 sq.ft. (26.8 sq.m.) approx.



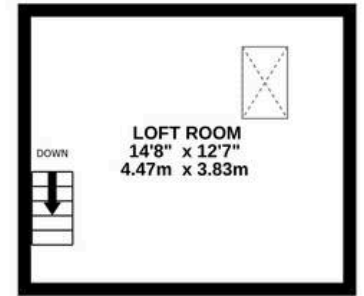
GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.6 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.

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