



155 Marsland Road

Sale

£900,000

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THE AREA'S LEADING ESTATE AGENCY



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Sale, Sale

Set within a substantial plot of circa 0.45 acres, an extensive traditional detached dormer bungalow, boasting generous accommodation around 2,270 sqft in total, with four bedrooms and three reception rooms, boasting a large rear garden with detached double storey garage, in an excellent location near Sale Grammar School, Brooklands Metrolink, Sale, and it's local amenities.

Council Tax band: E

Tenure: Freehold

- A Generous Double Fronted Detached Dormer Bungalow
- Set In A Substantial Plot Of 0.45 Acres Offering Potential Scope For Development
- Enjoying Three Spacious Reception Rooms
- Boasting Versatile Accommodation Of Four to Five Bedrooms
- Benefiting From A Large Detached Two Storey Garage
- Within Convenient Reach of Sale Grammar School, Brooklands Metrolink and Local Amenities

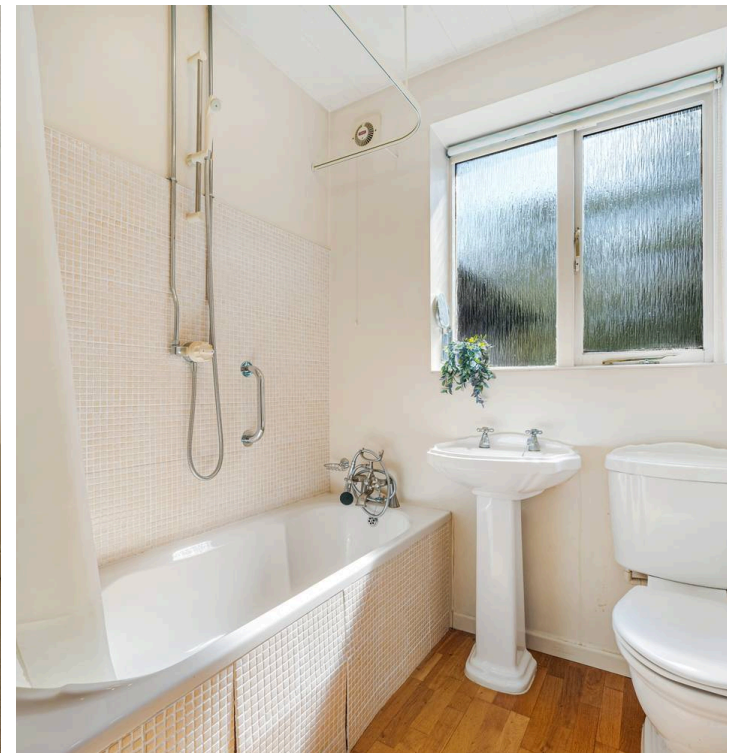


155 Marsland Road

Sale

Occupying one of the finest plots within Sale, an impressive double fronted four/ five bedroom detached dormer bungalow presenting an exceptional opportunity for a range of purchasers seeking generous living space, providing scope to improve and enhance, and/ or offering an exciting development opportunity within a highly desirable secluded location.

Accessed via a private gated driveway, the handsome home emerges with traditional double fronted tudor-style elevations, upon entering, you are welcomed by a spacious entrance hall that leads to the largely versatile layout, with two/ three well-proportioned reception rooms including a large bay-fronted living room, and each providing ample space for relaxation, entertaining, or formal dining. The layout allows for flexibility, whether you require a dedicated home office, a playroom, or simply wish to enjoy multiple living areas. The kitchen is well-appointed, offering abundant storage and workspace, and is conveniently positioned to serve both the dining and living areas, with a rear hallway providing access to a sizeable utility room.



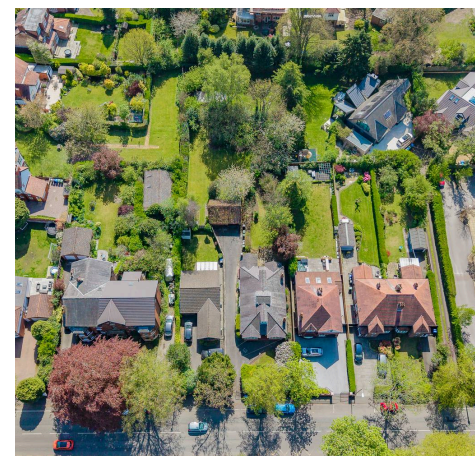


The home offers versatile living with capacity for four or five generously sized bedrooms spread over two floors, providing comfortable accommodation for all of the family, with each room benefiting from natural light and neutral decor. The principal bedroom is particularly spacious, with an ensuite shower room, while the remaining bedrooms are equally well-sized and versatile. There is also a family bathroom to the ground floor.

Externally the property boasts a substantial plot with enveloping mature gardens, and an extensive rear garden, mainly laid to lawn, and with mature hedged borders and boundaries. There is a two storey garage, which not only offers secure parking but also presents the possibility of conversion to a workshop, studio, or further living accommodation (subject to planning permission), making it a valuable asset for those requiring extra space.

The plot offers an exciting opportunity for development subject to the necessary permissions.

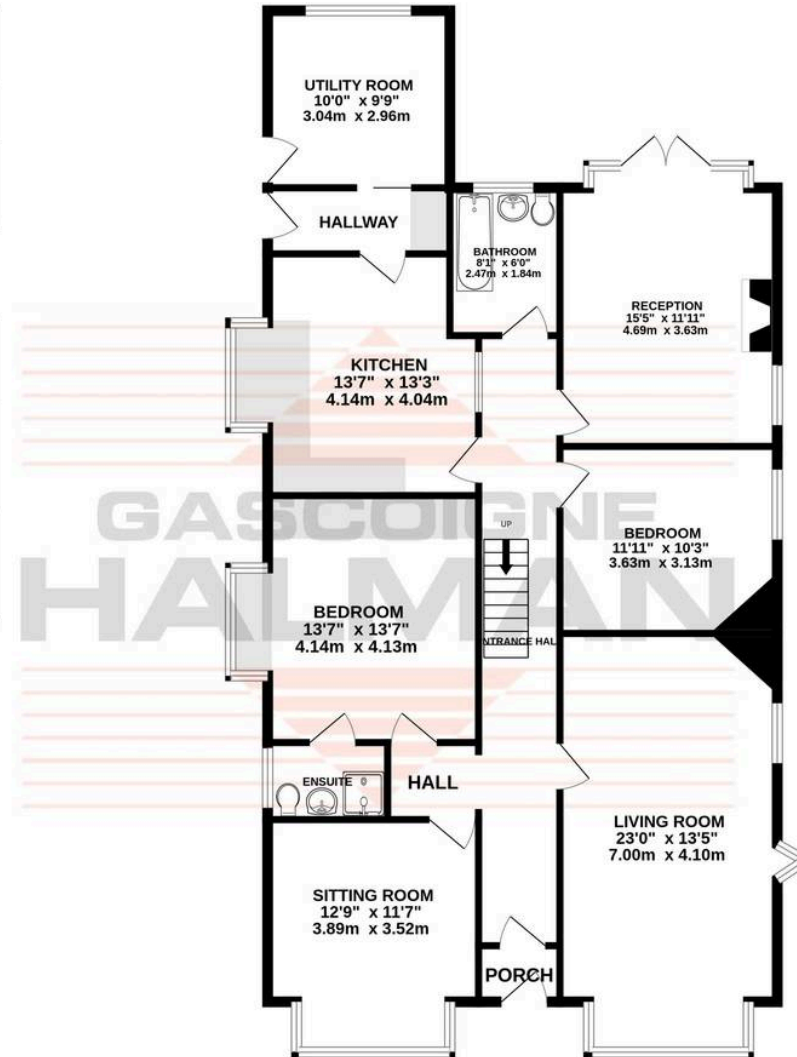
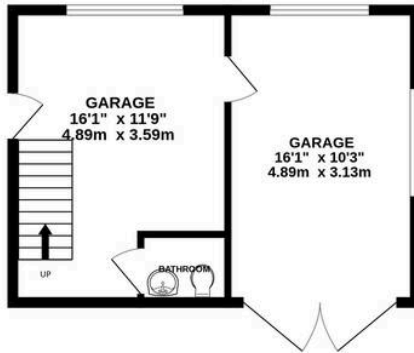
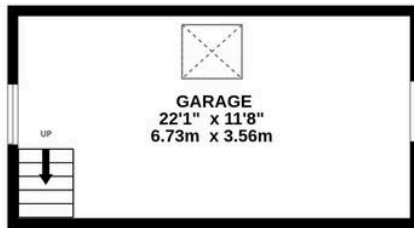
The property is ideally located within convenient reach of Sale Grammar School, and popular primary schools, making it a perfect choice for families with school-age children. Local amenities, including shops, cafes, and transport links including Brooklands Metrolink, are also easily accessible, ensuring every-day needs are well catered for.



GARAGE
612 sq.ft. (56.8 sq.m.) approx.

GROUND FLOOR
1412 sq.ft. (131.2 sq.m.) approx.

1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 2269 sq.ft. (210.8 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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