



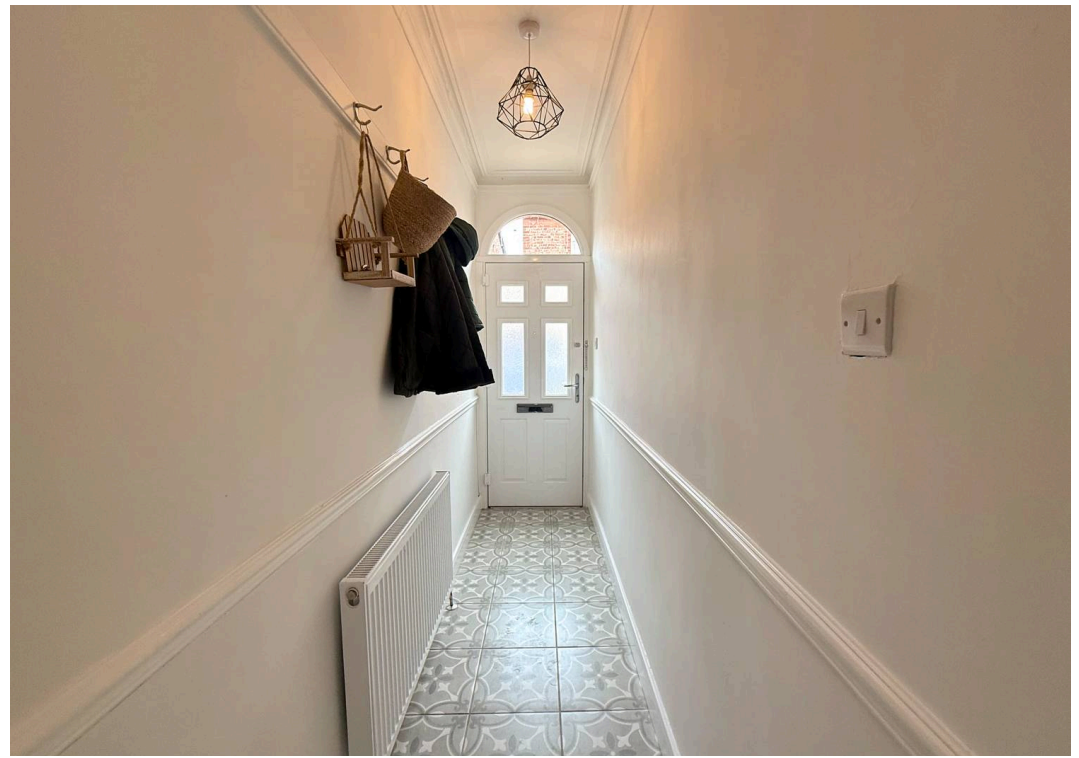
16 Stamford Street

Sale

£370,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



16 Stamford Street

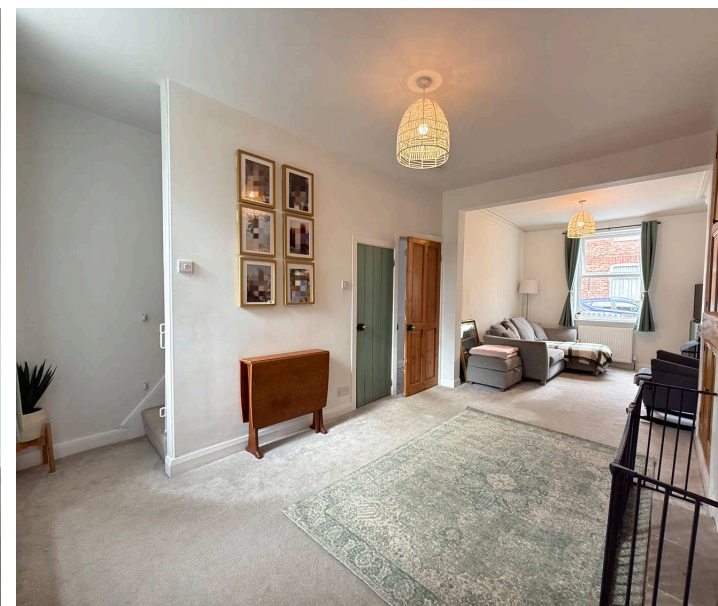
Sale

Charming semi-detached house with two bedrooms, modern kitchen, two reception areas, stylish bathroom, private garden, off-road parking, and home office space. Ideal for family living.

Council Tax band: B

Tenure: Freehold

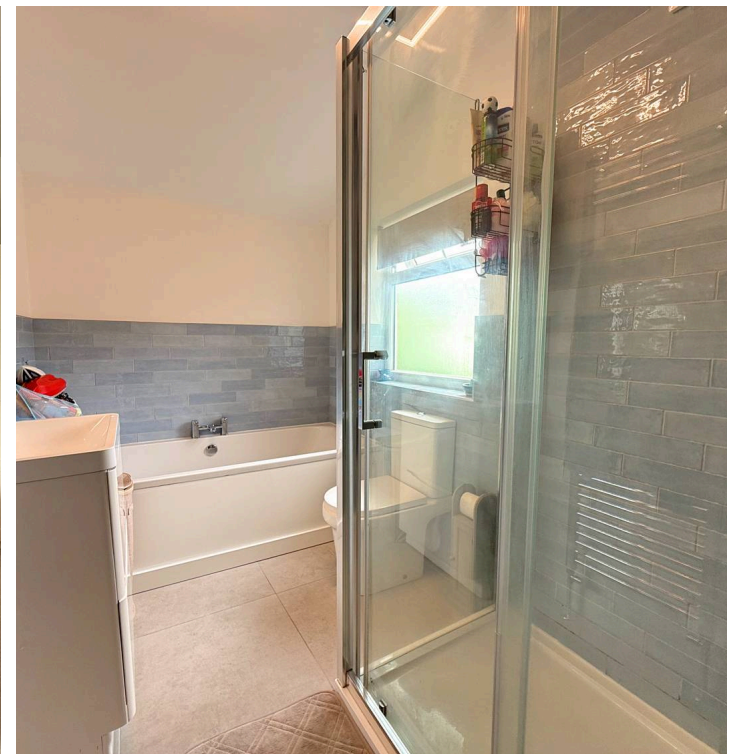
- Private garden
- Spacious lawn
- Off-road parking
- Modern kitchen with integrated appliances
- Direct garden access from kitchen
- Open plan living area
- Fireplace and wood burning stove
- Contemporary bathroom with walk-in shower and bath-tub
- Built-in storage



This charming semi-detached house offers a perfect blend of contemporary comfort and family-friendly living, boasting two spacious bedrooms, a modern bathroom, and two inviting reception areas. Upon arrival, you are greeted by the attractive period brickwork and a neatly fenced front garden, complemented by the convenience of off-road parking - an invaluable feature for busy households. Stepping inside, the welcoming hallway is finished with stylish patterned tiles, high ceilings, and modern lighting, immediately setting a tone of elegance and warmth. The open plan living area is bathed in natural light from generous windows, featuring contemporary lighting fixtures, a cosy fireplace and ample storage cupboards, creating a bright yet homely atmosphere. The modern kitchen is equipped with sleek white cabinetry, integrated appliances, and beautiful marble-effect countertops, with direct access to the garden - a seamless extension of your living space, ideal for entertaining or relaxed family meals.



The two bedrooms are designed with both comfort and practicality in mind. The primary bedroom offers ample wardrobe space, plush carpeting, and a modern light fixture, creating a restful retreat. The spacious second bedroom, thoughtfully designed for family living, includes abundant storage space for large wardrobes and allows natural light to flood in. The home also features a dedicated space for a home office, supporting flexible living and remote work needs, along with a fully boarded loft, ideal for further storage. The contemporary bathroom impresses with sleek fixtures, a spacious walk-in shower, separate bath-tub, and elegant tiled walls, all illuminated by generous natural light, ensuring a refreshing start to every day.

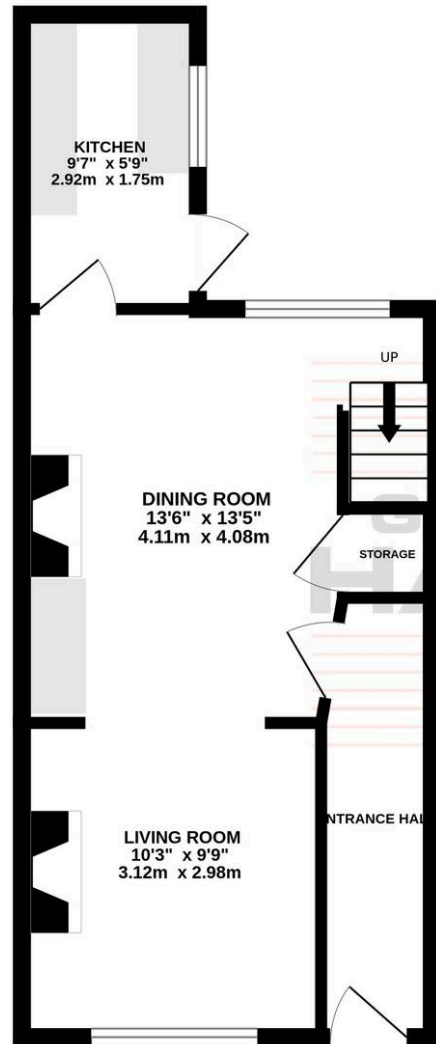


The outdoor space is a true highlight, with a substantial private garden offering a lush, well-maintained lawn, securely enclosed by modern fencing to provide privacy and peace of mind. The garden is perfect for families, featuring a patio and lawned area, making it an inviting haven for children and adults alike. The seamless access from the kitchen to the garden encourages indoor-outdoor living, ideal for summer entertaining or barbeques. With built-in storage throughout, a wood burning stove in the secondary living area, and neutral, modern decor, this home combines practical features with inviting style. It is an exceptional opportunity for buyers seeking a comfortable, flexible, and family-oriented lifestyle.

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.



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 764sq.ft. (71.0 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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