



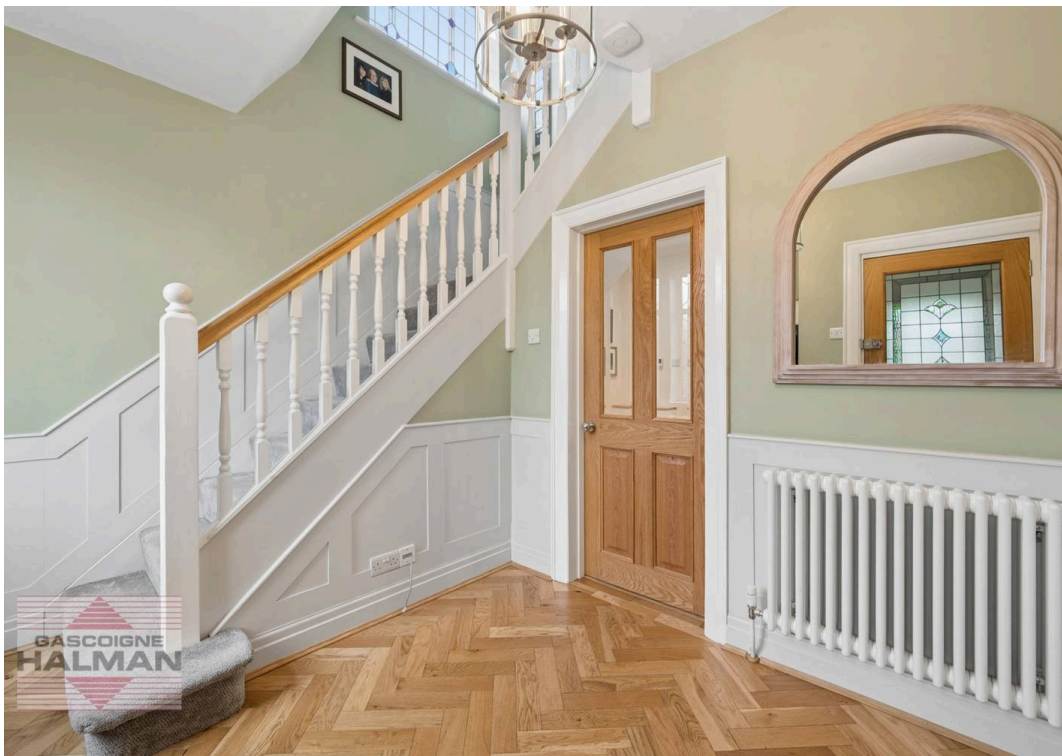
19 Stokesay Road

Sale

Guide Price £850,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



19 Stokesay Road

Sale

A comprehensively renovated and immaculately enhanced period detached home, boasting striking open plan living with a newly refitted and remodelled dining kitchen, two/ three separate reception room, three spacious bedrooms, whilst boasting an extensive rear garden with detached home office/ outbuilding, close to Ashton-on-Mersey village, Sale, and in catchment of key schools including Ashton Upon Mersey.

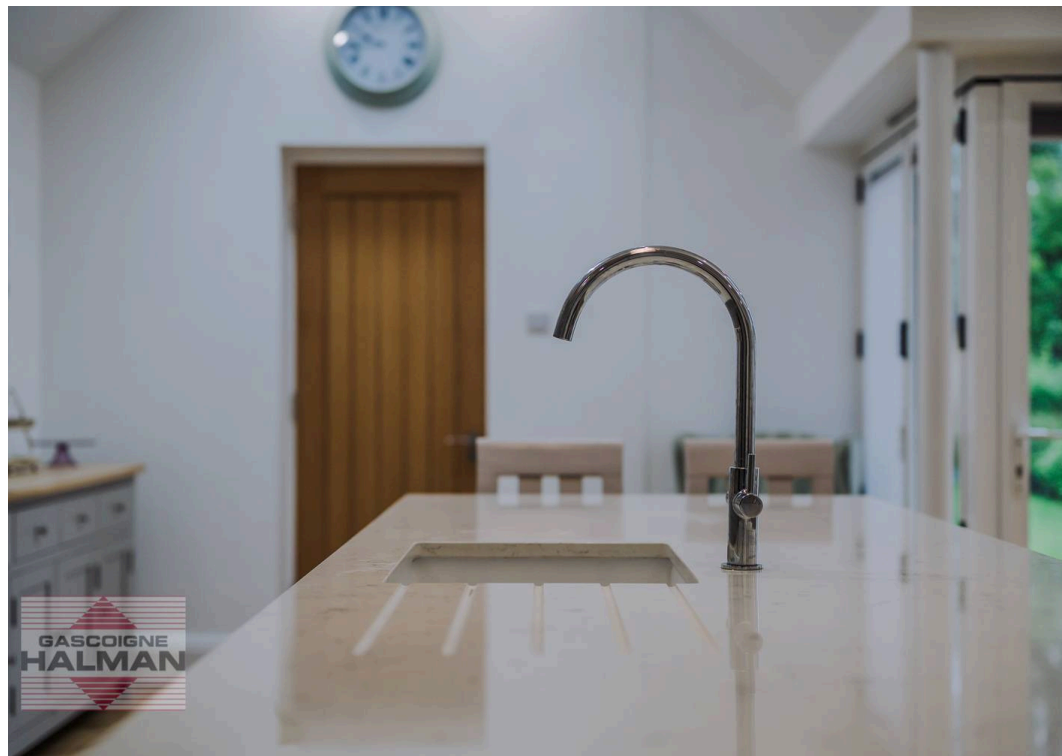
Council Tax band: E

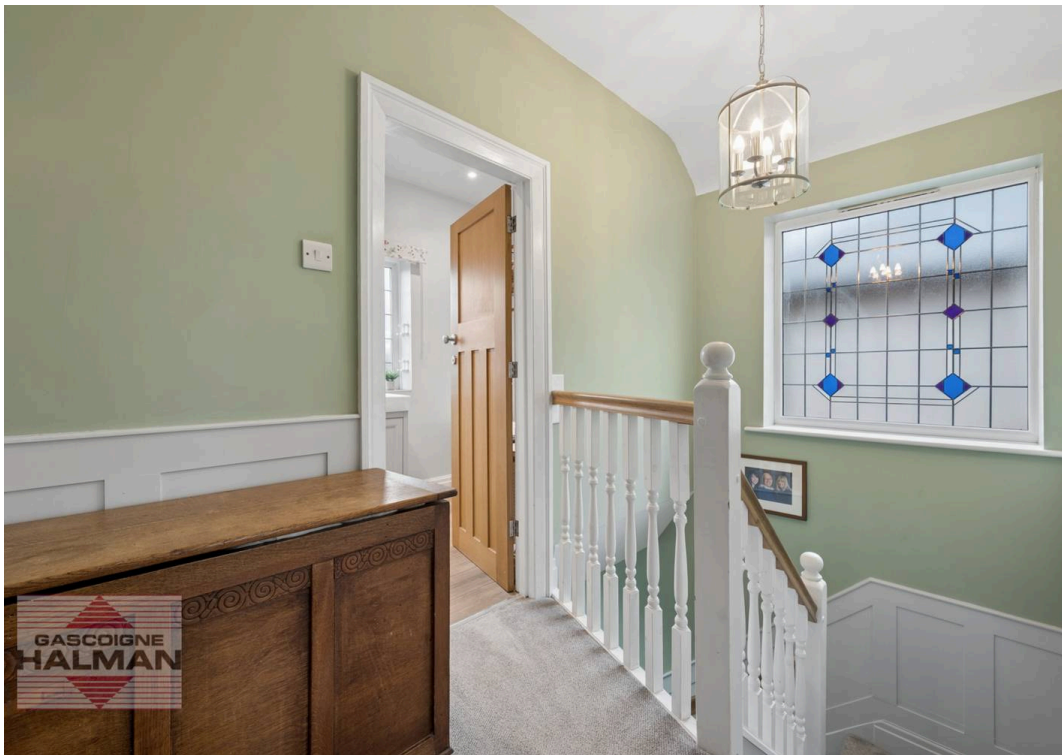
Tenure: Freehold

- An Impressively Enhanced And Intelligently Remodelled Period Detached Home
- Boasting A Substantial Landscaped Garden With Detached Outbuilding/ Home Office
- Enjoying A Striking, Recently Renovated Open Plan Living/ Dining Kitchen
- Luxurious Four Piece Bathroom With Freestanding Bath and Walk-in Shower
- With Two Well Sized Reception Rooms
- With Three Well Sized Bedrooms
- Benefiting From A Wealth Of Period Features
- Ideally Positioned Close To Ashton on Mersey Village, Sale, and in Catchment Of Popular Schools including Ashton Upon Mersey







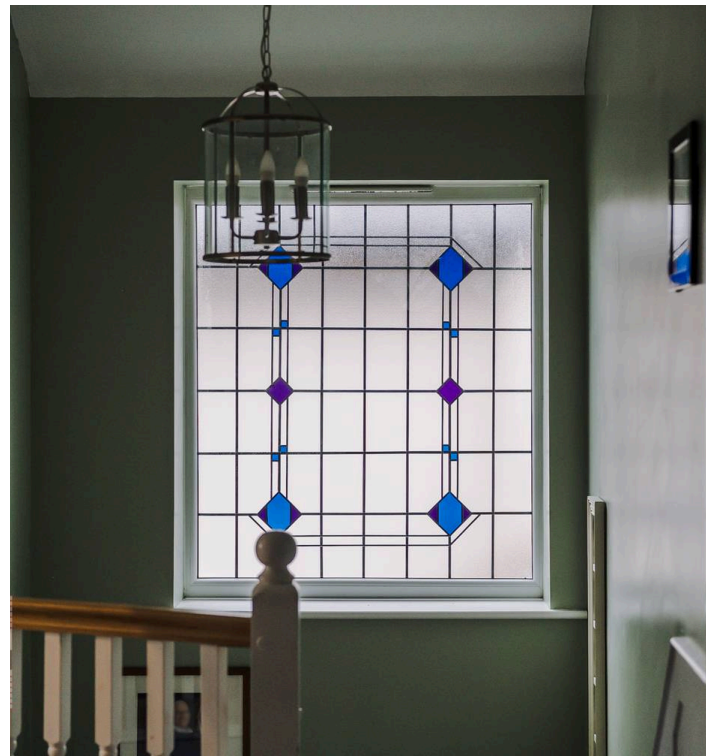


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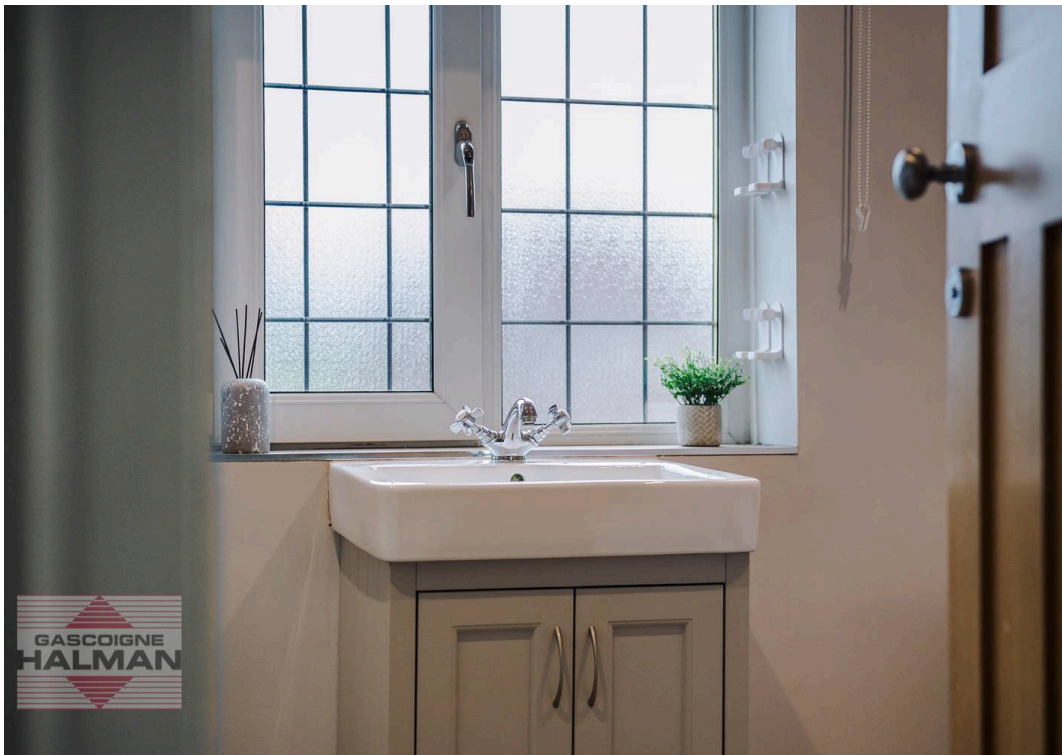
Sale

An impressive example of an extensively renovated, tastefully enhanced, and intelligently remodelled detached period house, effortlessly blending immaculate contemporary design with timeless original features, offering a unrivaled backwater position ideally situated close to Sale and Ashton on Mersey village, and in catchment of Trafford's finest schools including Ashton Upon Mersey Secondary. Upon entering the property, you are greeted by a welcoming hallway adorned with elegant herringbone wood flooring, a stylish staircase, and a striking stained glass window that introduces character. The heart of the home is the expansive, recently remodeled open-plan living dining kitchen, featuring a striking newly fitted kitchen with feature island and breakfast bar, with integrated appliances, sleek modern cabinetry and quartz work surfaces.

Flooded with natural light from multiple skylights and a vaulted ceiling, the space is perfect for both every-day family living and entertaining guests. Bi-fold doors connect the kitchen, dining, and living areas to the exceptional garden, creating a seamless indoor-outdoor experience. There are two separate well sized receptions offering a range of uses including a home office, playroom and or sitting room, whilst the large living room boasts a wood-burning stove and built-in alcove shelving, ideal for relaxed evenings or family gatherings. There is also a generous utility room with fully fitted stylish units.









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To the first floor, via the spacious landing, are three well sized bedrooms, with a impressive master bedroom boasting a Juliet balcony offering picturesque garden views and a wealth of fitted wardrobes. The bathroom is equally impressive, featuring a freestanding bath-tub, modern walk-in shower with chrome fixtures, and tasteful decor.

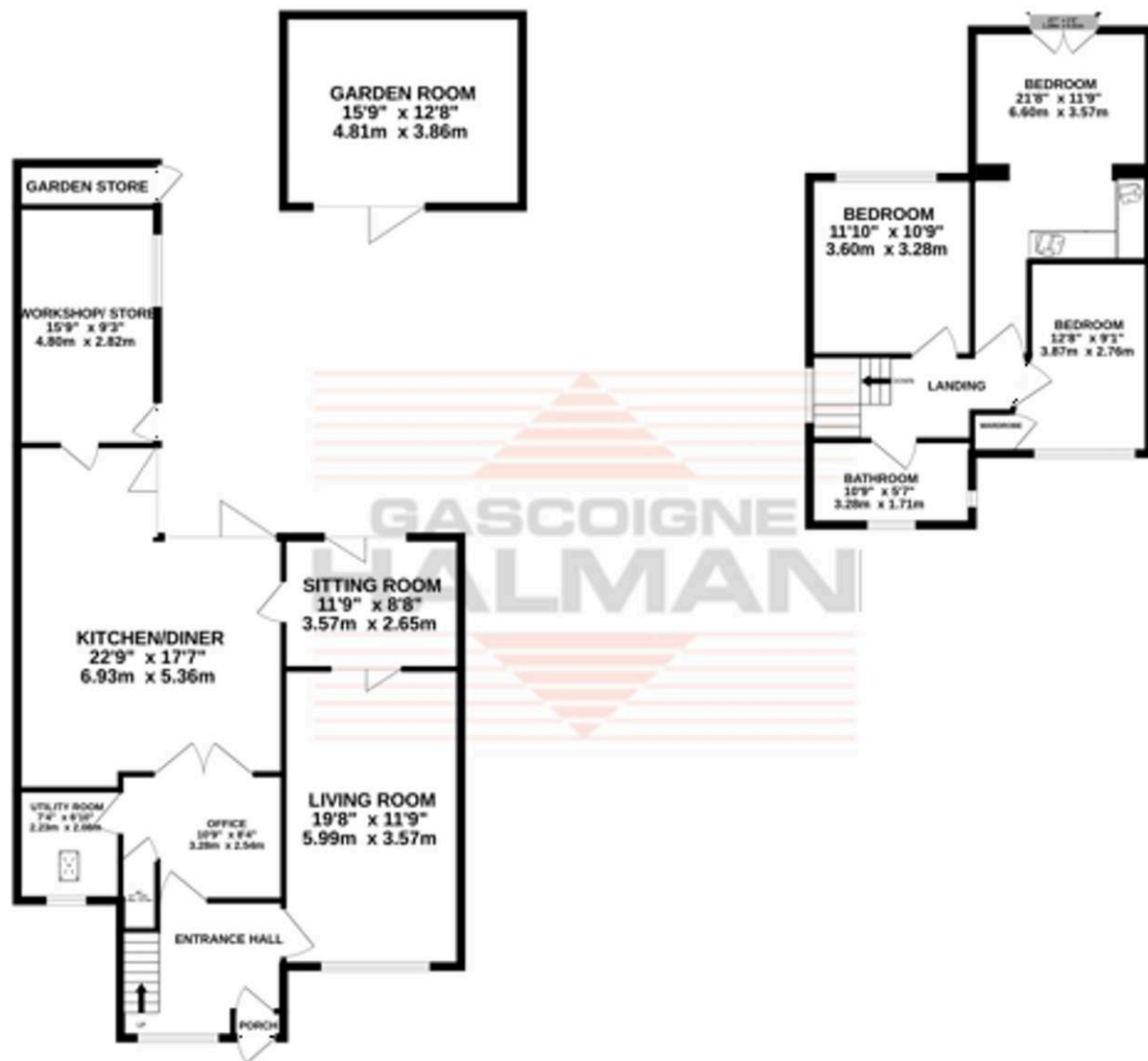
Externally the home really comes into it's own, with a beautifully landscaped, spacious rear garden perfect for families and outdoor entertaining. Multiple patio and decked areas, a charming pergola, and well-appointed seating spaces offer tranquil retreats, while a versatile garden room/home office provide options for remote working or hobbies. Off-road parking is enjoyed with a paved driveway, and a neat front half-walled garden complete this outstanding property.

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
1281 sqft (119.0 sqm) approx.

1ST FLOOR
571 sqft (53.1 sqm) approx.



TOTAL FLOOR AREA: 1852 sqft (172.1 sqm) 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 misstatement. 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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