



20 Langdale Road, Sale

Sale

Guide Price £725,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 20 Langdale Road

## Sale

An extensively enhanced, immaculately presented and substantial five bedroom semi detached home, with circa 2,000 sq ft of striking contemporary accommodation including a generous open plan living/ dining kitchen, and versatile outbuilding, set in a sought-after location close to Sale, popular schools, and key transport links.

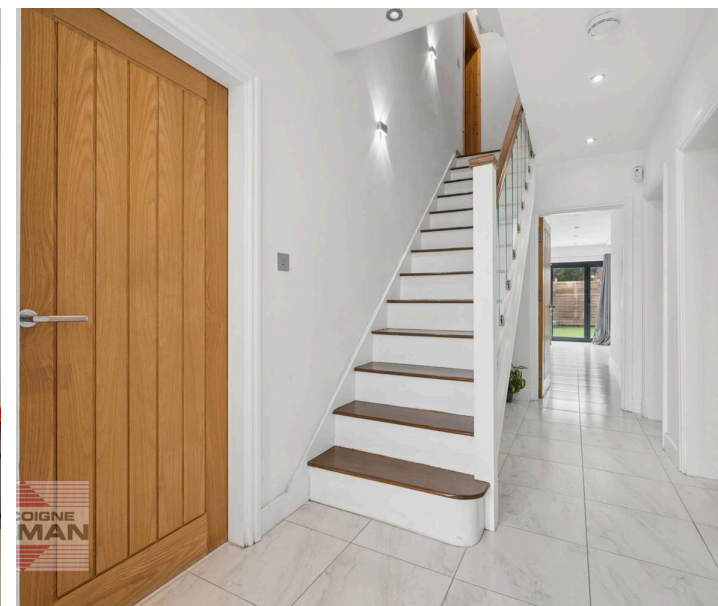
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- An Extensively Extended And Substantial Bay-Fronted Semi
- Tasteful, Contemporary Themed and Beautifully Presented Throughout
- Immaculate And Generous Accommodation Spanning Three Floors Close to 2,000 sqft in Contemporary Design
- High Spec Open Plan Generous Dining Kitchen With Central Island And Bi-Folds To Private Garden
- With Two Reception Rooms And Separate Home Office/ Study
- Five Spacious Bedrooms and Four Stylish Refitted Bathrooms, Inc Impressive Loft Conversion
- Landscaped Low Maintenance Garden With Versatile Detached Outbuilding (scope to convert to Annexe/ Home Office/ Garden Room)
- Within Easy Reach Of Sale, Popular Primary And Secondary Schools And Useful Metrolinks
- Fully Tiled Ground Floor With Under-Floor Heating
- NO ONWARD CHAIN



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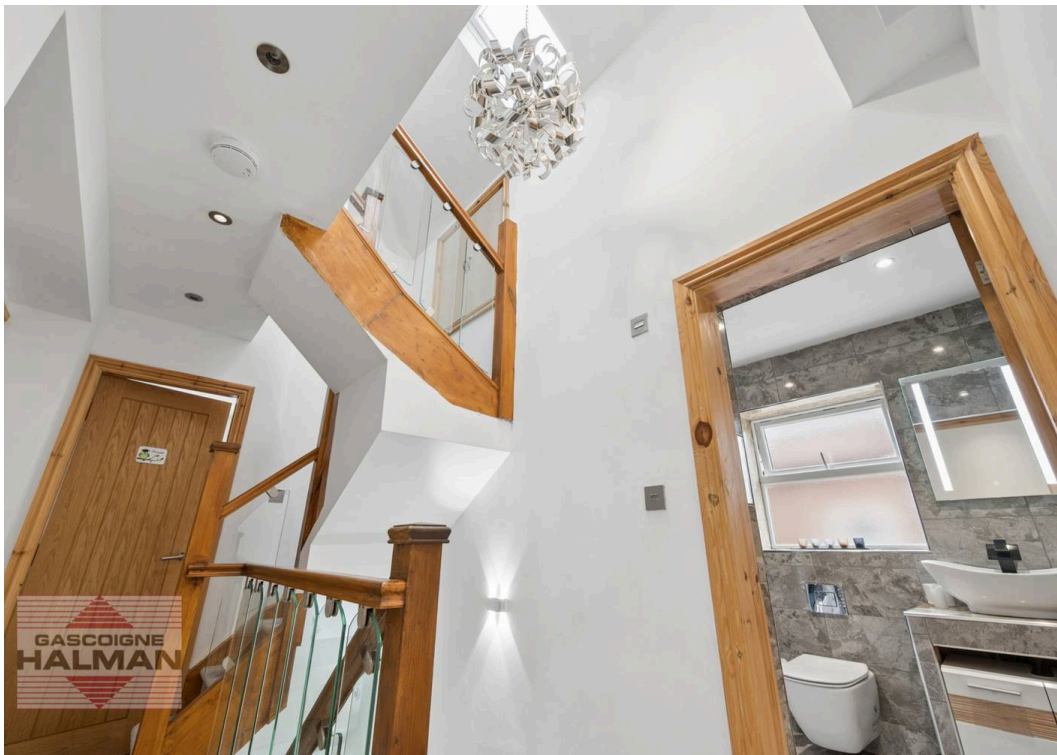
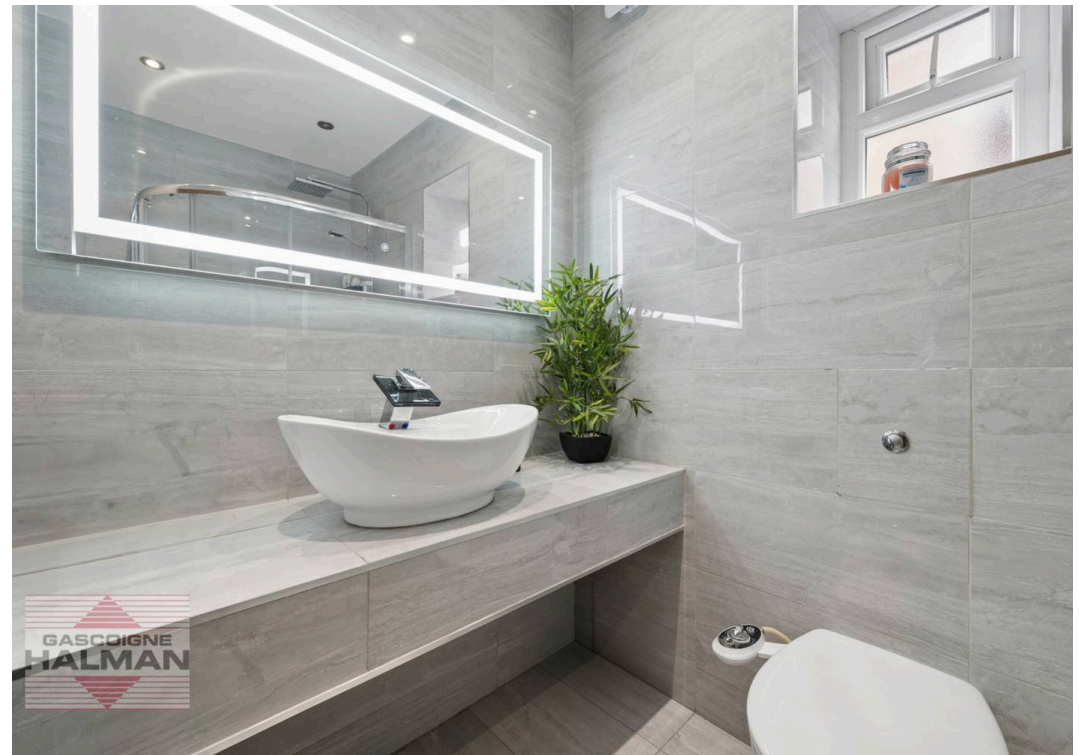
This stunning five bedroom semi-detached house showcases a remarkable transformation, having been comprehensively extended and upgraded to deliver nearly 2000 square feet of contemporary living space arranged over three floors.

The property embodies modern design at every turn, with a welcoming entrance hallway complete with tasteful light veined tiled flooring that flows seamlessly through the ground floor.

To the left is a versatile study and stylish fitted shower room, to the right the home enjoys a bay-fronted living, leading via double doors to a second large reception room.

The heart of the home is the striking and largely extended open plan living/ dining kitchen, complete with an impressive contemporary kitchen, fitted with sleek cabinetry, integrated appliances, and generous worktops. There is a statement island/ breakfast bar, and superb vaulted ceiling, whilst boasting full-width bi-folding doors, an adjoining utility room adds practical storage and laundry facilities.







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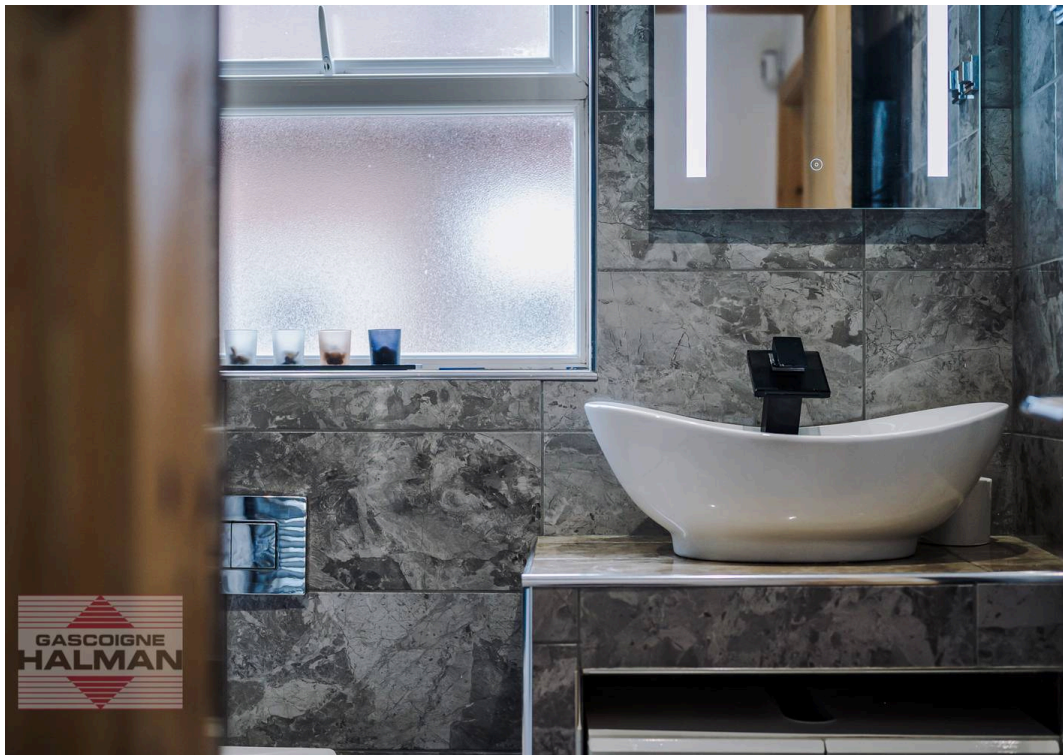
Upstairs, five spacious bedrooms await spanning two generous floors, each offering a retreat with plenty of room and versatility. The principal suite is particularly impressive, boasting fitted wardrobes and a luxurious en suite bathroom with a walk-in shower and deep bath-tub. A second suite is found to the second floor is occupies the intelligently converted loft space. The additional bedrooms are served by a stylish family bathroom, complete with contemporary tiling and high-quality fittings.

Throughout the property, attention to detail is evident in the choice of materials and finishes, from elegant cornicing to thoughtfully positioned lighting that enhances every space.

Outside to the front is a large walled block paved driveway offering ample off-road parking, whilst to the rear is a landscaped garden with fenced borders, lawned garden, stone patio, and a large versatile detached brick-built outbuilding, providing scope for conversion to a dwelling, additional games room, home office or studio.

The entire house benefits from double glazing, a new central heating system, and extensive underfloor heating, guaranteeing year-round comfort.







GROUND FLOOR  
2002 sq ft (183.8 sq m) approx.



2ND FLOOR  
632 sq ft (58.6 sq m) approx.



2ND FLOOR  
276 sq ft (25.7 sq m) approx.



TOTAL FLOOR AREA: 1928 sq ft (179.1 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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