



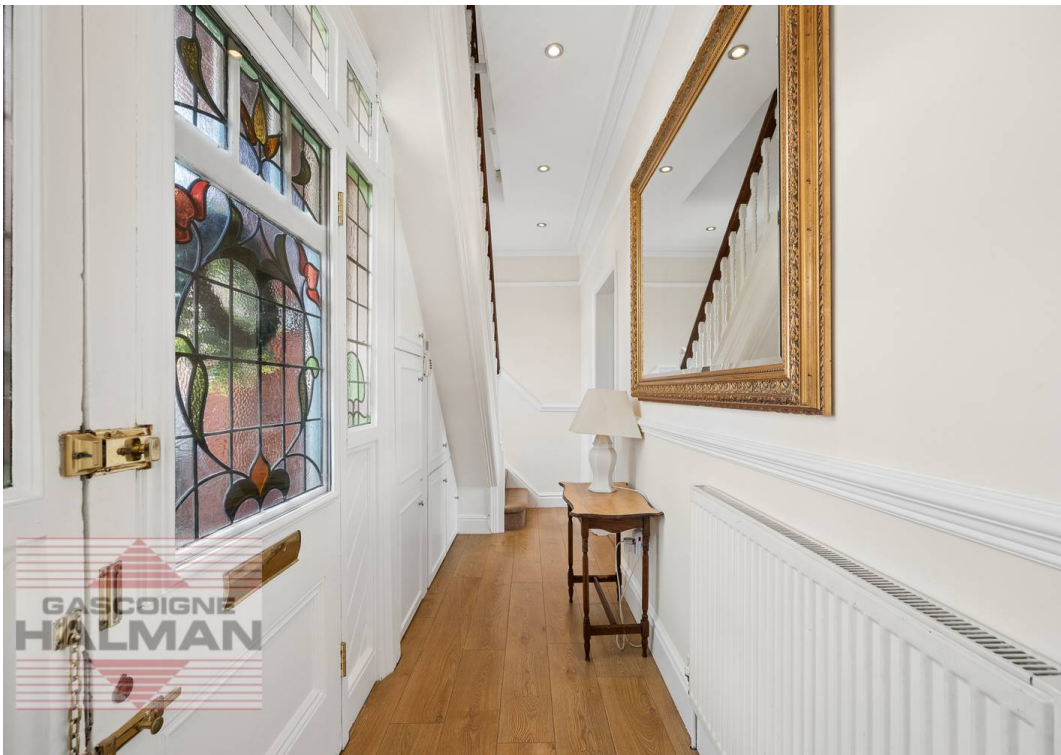
5 Anfield Road, Sale

Sale

£575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



5 Anfield Road

Sale

A handsome, generously proportioned and impressive three-bedroom period end terrace, set with a large plot with a generous garden and detached garage, conveniently close to Sale town centre and key transport links including Sale Metrolink, and in catchment of popular primary and secondary schools. *NO CHAIN*

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- A Handsome, Generous And Stylish Unique Period End-Terrace
- Substantial Garden To Side And Rear And Benefiting From A Large Detached Garage
- With Two Spacious Reception Rooms
- Set In A Backwater Position Close to Sale Town Centre, Key Transport Links and Popular Schools
- Enjoying Three Well Sized Bedrooms
- Modern Refitted Four-Piece Bathroom
- Contemporary Refitted Dining-Style Kitchen
- Boasting A Wealth Of Charming Original And Restored Features







5 Anfield Road

Sale

A attractively appointed and substantial larger-style three-bedroom period end terrace, with charming accommodation over three floors, set within an idyllic backwater setting, with a large secluded plot and boasting a detached garage, only a short stroll to Sale town centre, key transport links, and in catchment of popular schools,

With handsome traditional deep red brick and part rendered elevations, the tone is set upon approach, upon entering via a charming stained glass rich entrance door, you are greeted by an inviting hallway that leads to a generous extended living room, where a feature fireplace creates a warm focal point and a superb dual aspect of large windows and french doors allow natural light to fill the space. The heart of the home is the attractive refitted dining kitchen, with a wealth of modern base and wall units and with ample room for a dining table, whilst leading on to a second charming reception room. This additional living area, conveniently positioned just off the kitchen, offers a flexible space for a playroom, home office, or formal dining, further complemented by direct access to the rear of the property. There is also a useful utility room.

To the first floor, you will find two well-proportioned double bedrooms, whilst there is also a contemporary four-piece bathroom that has been tastefully refitted, offering both a luxurious bath-tub and a separate walk-in shower, finished with high-quality fixtures and stylish tiling.



5 Anfield Road

Sale

The property's impressive loft conversion provides a spacious third double bedroom, ideal for use as a principal suite, guest room, or studio, with skylight windows ensuring the room feels bright and airy.

Throughout the house there is a wealth of charming original and restored features, including ornate cornicing, picture rails, and beautifully crafted doors, all of which contribute to the home's unique character.

Externally the home enjoys a larger-than-average plot, with a generous secluded part-walled part-fenced rear garden, being mainly laid to lawn and extending to the rear and side of the house, with a pleasant raised decked seating area and flagged patio. There is also a large detached garage and spacious driveway offering a hugely rare benefit for a property of it's ilk and in this area.

Set within a highly sought-after traditional neighbourhood, this home is ideally situated close to Sale town centre, well-regarded primary and secondary schools, key transport links, and a wide range of local amenities.

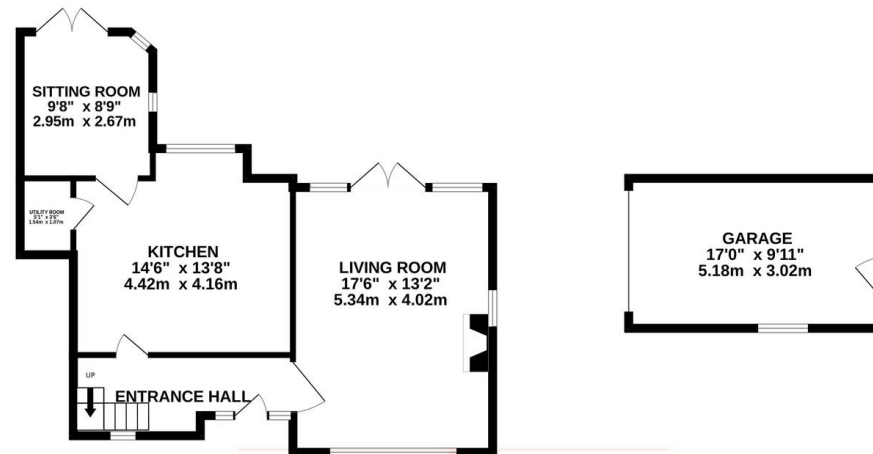




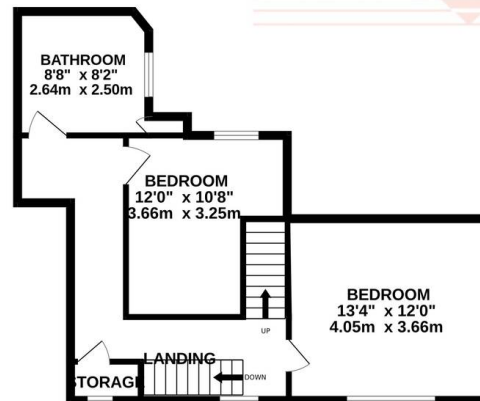




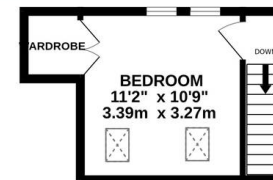
GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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