



**16 Alcester Road, Sale, M33 3QP**

Offers Over £900,000

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# jordan fishwick

- Charming Four Bed Detached
- Fantastic Location
- Excellent Transport Links
- Original Character
- Ample Parking and Garage
- Situated on Sought After 'Alcester Road'
- Walking Distance to Sale Town Centre and Brooklands
- Three Reception Rooms
- Large Plot Including Front and Rear Gardens
- Council Tax Band F - EPC Rating D

Welcome to 'Seven Trees' — a superb four double bedroom detached residence perfectly positioned on one of Sale's most prestigious and sought-after roads in the heart of Brooklands.

Enjoying a generous plot on a beautiful tree-lined street, this impressive family home is ideally located within the catchment area for excellent Trafford schools, just a short stroll from Brooklands Metrolink, and only moments from Sale Town Centre with its wide array of shops, restaurants and amenities.

The welcoming entrance hallway, featuring stunning stained-glass windows and ample storage, sets the tone for the home. To the front, a generous bay-fronted living room offers an elegant yet cosy space for relaxation. The contemporary kitchen-diner with access to the rear garden is complete with adjoining utility room and WC. To the rear, a spacious living/dining room flows seamlessly into a bright conservatory, flooding the space with natural light and providing direct access to the integral garage and garden beyond.

Upstairs, a charming landing with a feature stained-glass window leads to three well-proportioned double bedrooms, a stylish family bathroom with separate WC, and the impressive principal bedroom — a room full of character with its own ensuite and private balcony overlooking the generous rear garden.

Externally, 'Seven Trees' sits within mature, well-stocked gardens that provide both privacy and space for outdoor entertaining or family play. The front offers ample driveway parking leading to an integral garage.

This is a truly special home offering an exceptional blend of character, space and location — perfect for modern family living.

Viewing is highly recommended!

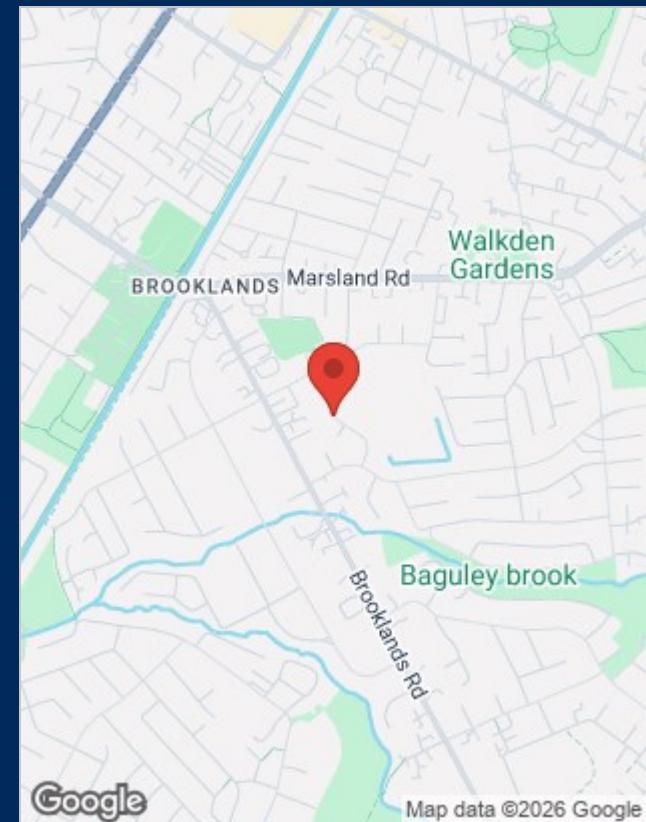




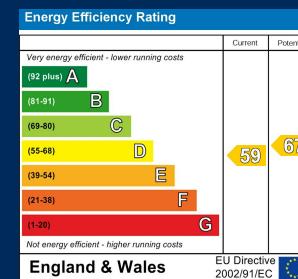
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.