



Harboro Road, Sale, M33

Offers Over: £775,000

Freehold

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An absolutely stunning four bedroom semi detached period home, situated on the popular Harboro Road in Sale. Beautifully presented throughout, this exceptional property seamlessly combines the charm and character of its original features with the style, space and practicality of modern family living. Offering generous and versatile accommodation, along with superb entertaining space, this is a truly special home that needs to be viewed to be fully appreciated.

From the moment you step inside, the property makes an excellent first impression. The welcoming entrance hall leads through to a spacious living room, complete with high ceilings and an abundance of period charm. Original features have been thoughtfully retained throughout the property, including some beautiful stained-glass windows, adding character while sitting seamlessly alongside the modern finish.

At the heart of the home is the stunning open-plan kitchen, living and dining space, creating a fantastic area for both family life and entertaining. The beautifully fitted modern kitchen features a stylish central island and opens seamlessly into the generous living and dining areas. This impressive space is undoubtedly the focal point of the home, offering a wonderful setting for everything from relaxed family evenings to entertaining friends and family.

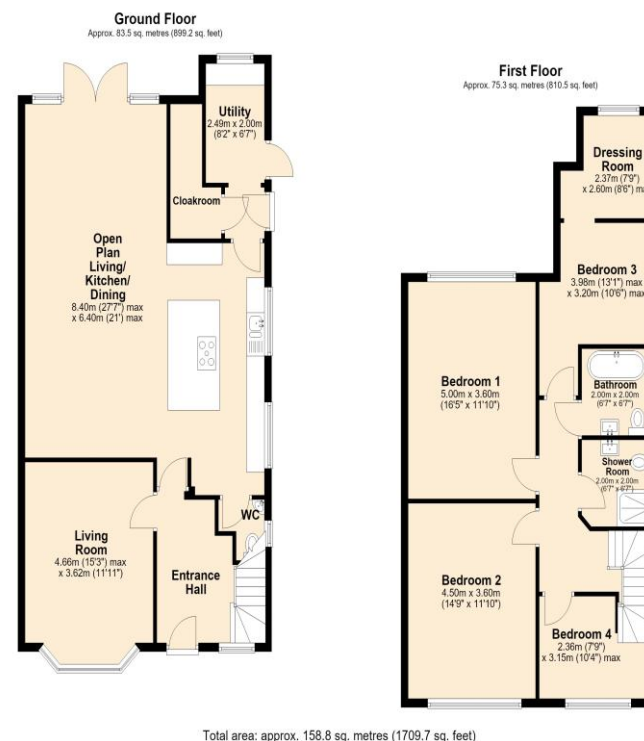
The kitchen also provides access to a separate utility area and downstairs WC, with further access to the rear garden.

To the first floor are four fabulous sized bedrooms, providing excellent flexibility for a growing family, guests or those working from home. One of the bedrooms also benefits from a separate dressing area, offering excellent versatility and the potential to create an impressive larger bedroom if preferred. There are also two modern bathrooms, both fitted with contemporary suites.

The property also benefits from a large loft space, accessed via a hatch and pull-down ladder. The loft has been boarded and benefits from lighting, providing an excellent amount of additional storage space, with the potential for further development, subject to the necessary planning permissions and building regulations.

Externally, the property continues to impress. To the front is a particularly generous driveway providing excellent off-road parking, while gated access leads through to the rear. The generous rear garden provides a private and thoughtfully presented outdoor space, with a well-maintained lawn complemented by Indian stone paving, creating the perfect setting for relaxing and entertaining. At the end of the garden, a charming pergola creates a lovely dedicated seating area — perfect for enjoying the garden during the warmer months and entertaining outdoors.

The property occupies a highly desirable position on Harboro Road, within the popular Sale area. Sale is renowned for its excellent selection of local amenities, independent shops, cafés and restaurants, together with popular schooling close by, attractive green spaces and excellent transport links into Manchester and the surrounding areas.



- Freehold
- EPC Grade D
- Council Tax Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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