



# 100 Harboro Road, Sale, M33 6GF

A charming detached property boasting a great size plot with stunning gardens. Built in 1928, this four double bedroom detached residence has plenty of character and sits within close proximity to the amenities in Ashton on Mersey Village and Sale Town Centre including access to motorway networks and in catchment for outstanding schools such as Ashton on Mersey High School and Sale Grammar School. Elegant and immaculate throughout, this accommodation comprises: spacious entrance hallway, dining room, lounge with log burner, open plan kitchen/diner, further sitting room enjoying views of the garden, rear hall and utility room with downstairs WC. To the first floor you will find four well-proportioned double bedrooms, with ensuite shower room to the master and a family bathroom. Externally, to the front a large driveway for ample cars and lawned garden. To the rear, a beautifully manicured garden with a substantial lawn area surrounding a tranquil fish pond. Edged with well stocked flowering borders and complete with patio area for seating.

Don't miss out on this truly wonderful property!! NO CHAIN. Council Tax Band G. EPC D. Freehold.

## £925,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Entrance Hall

10'2" x 14'1"

Welcoming entrance hall accessed via composite door with stained leaded inserts with matching windows either side. Solid oak flooring, picture rail, heater, ceiling light point, under stairs storage and panelled staircase to the first floor.

#### Dining Room

14'1" x 12'1"

Bay fronted reception room with UPVC leaded windows to the front and side aspects, plate ledge, ceiling light point, radiator and oak flooring.

#### Lounge

15'1" x 18'0"

Bright and spacious reception room with newly installed log burner in inglenook with windows to side aspect. French doors leading onto the garden, stripped and painted floorboards, picture rail, ceiling light point, wall light points and radiator.

#### Kitchen/Breakfast Room

21'3" x 11'5"

Shaker style kitchen with good range of base and wall units with contrasting granite and wood work surfaces. Integrated appliances include; eye level double oven, gas hob, extractor hood, dishwasher, space for fridge freezer. Windows to side aspects and French doors onto the garden. Useful pantry room with shelving, ceiling light points, solid oak flooring, radiator and chrome towel radiator.

#### SIDE PORCH

External access from driveway and internal access from the kitchen.

#### Utility Room

8'6" x 18'8"

Originally the garage. Fitted with shelving, work surfaces and washing machine. Wall mounted boiler which has been recently serviced. Ceiling light point and UPVC window to the front aspect. Access to the WC.

#### WC

2'7" x 5'2"

Accessed from utility room. Low level WC and hand wash basin. Vinyl flooring, tiled splash back and ceiling lighting.

#### Sitting Room

15'8" x 15'8" (widest points)

Lovely bright space with skylights. Windows and French doors offer a fantastic view over the peaceful gardens. Ceiling spotlighting, picture rail and radiator.

#### FIRST FLOOR

Carpeted landing with window to side aspect, spindled balustrade and hatch to access the loft.

### Loft Space

19'4" x 13'1" (excl. eaves)

Accessed via pull down Slingsby loft ladder. The loft offers great storage and benefits from part boarding, skylight window and two light points.

### Master Bedroom

15'1" x 13'9"

Impressive master bedroom with inglenook to side aspect with two leaded windows and large UPVC window enjoying garden views. Carpeted flooring, ceiling light point and radiator. Benefitting from ensuite facilities.

### Ensuite

4'3" x 9'10"

Modern wet room with walk in shower, pedestal hand wash basin and low level WC. Traditional heated towel rail radiator, ceiling spotlighting, tiled walls/flooring and window to side aspect.

### Bedroom Two

14'3" x 13'9"

Another great size double bedroom with bay to front aspect with UPVC windows, carpeted flooring, ceiling light point, picture rail and radiator.

### Bedroom Three

11'1" x 12'1"

Spacious double bedroom with window to rear aspect overlooking the garden, carpeted flooring, ceiling light point, picture rail and radiator.

### Bedroom Four

10'2" x 8'10"

Double bedroom with window to front aspect. Carpeted flooring, ceiling light point, picture rail and radiator.

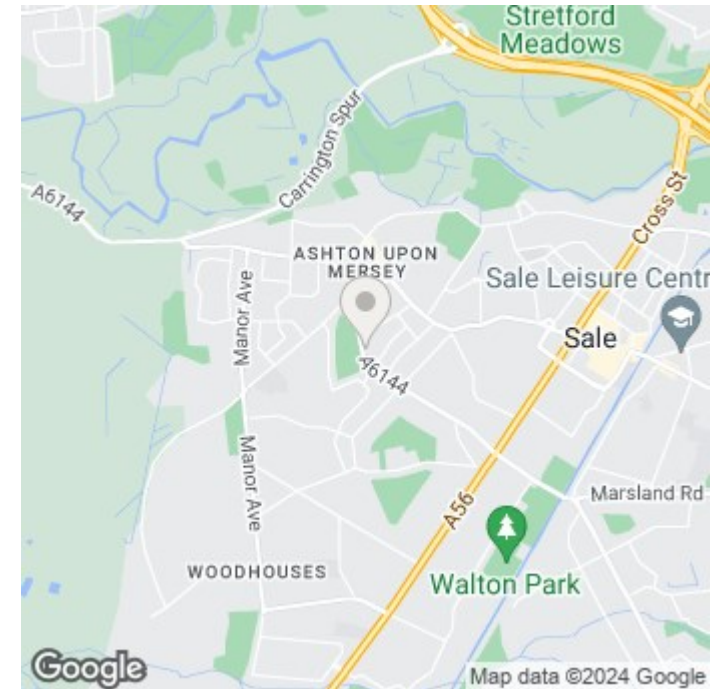
### Bathroom

8'6" x 7'10" (widest points)

Modern fitted bathroom comprising: low level WC, pedestal wash basin and bath with electric shower above. Part tiled walls, vinyl flooring, UPVC window to the side aspect and radiator.

### Externally

Set back from the road behind wall and double gates, the front of the property benefits from a flagstone driveway for multiple vehicles and lawned garden. The rear of the property reveals spectacularly well established gardens to the side and rear. With large, fenced fish pond creating a tranquil setting and stocked with a variety of mature plants, trees and shrubbery including a beautiful Japanese acer creating dappled shade, ideal for sitting out on a summers day. Complete with garden store cupboard.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

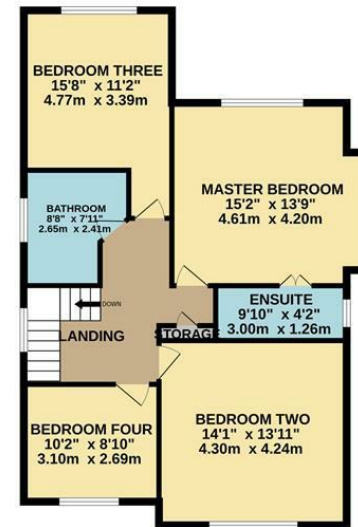
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



GROUND FLOOR  
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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