



**Park Road, Sale, Trafford, M33**

**Guide Price: £850,000**

*Freehold*

# Park Road, Sale, Trafford, M33

A stunning example of a period family home, prominently positioned on one of Sale's most sought after roads within close proximity to Park Road Primary School, Ashton Upon Mersey Village and Sale Town Centre. With accommodation over four floors this wonderful home offers an abundance of space for the whole family whilst retaining a wealth of original features.

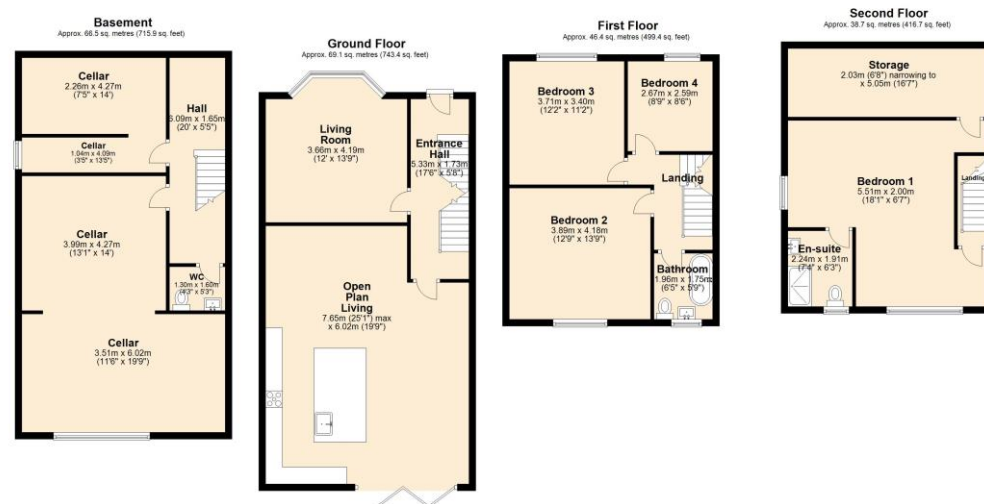
As you approach this home you're met with a block paved driveway providing off road parking for several cars, there is a large detached garage and gated access to the rear garden. You enter the property into a spacious entrance hall with ceiling rose and coving to the ceiling. The living room is located to the front of the ground floor with original wood flooring, feature period fire surround all lit via a large bay window. The heart of this gorgeous home is its impressive open plan living space, flawlessly combining the kitchen/ dining and living areas.

The kitchen offers plenty of storage with a range of high end appliances, granite work surfaces and feature brick slip wall. The living and dining areas offer ample space for the whole family to relax/ dine and entertain. Bi-folding doors allow for a seamless transition from indoor to outdoor living onto a raised porcelain tiled private patio area overlooking the main garden.

The first floor is home to THREE bedrooms all of which are doubles, the main family bathroom is also located on the first floor and is furnished with a three piece white suite. The second floor reveals an impeccable main bedroom with views over Sale's tree tops. With beautiful en-suite bathroom equipped with contemporary black fittings. There is also some very useful eaves storage.

There is also the added benefit of cellars to the lower ground floor offering great storage space and potential for further conversion. There are two large chambers and a fitted bathroom.

Externally to the rear there is a landscaped private garden which is laid with artificial lawn, raised paved patio with glass balustrade providing unobstructed views of the garden. There is lighting scattered around the garden creating a peaceful ambiance for alfresco dining and relaxing.



Total area: approx. 220.7 sq. metres (2375.5 sq. feet)

- Freehold
- EPC Grade TBC
- Council Tax Band D





## The Property Man

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### Disclaimer

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