



**Barwell Road, Sale, Trafford, M33**

**Offers Over: £700,000**

*Freehold*



# Barwell Road, Sale, Trafford, M33

Nestled on the highly sought-after and prestigious Barwell Road in Sale, this substantial four-bedroom detached family home presents a rare opportunity to acquire a character-filled residence in one of the area's most desirable locations. Boasting impressive curb appeal, the property is set back from the road behind a neat, well-established front garden with flowering borders and a generous driveway providing ample off-road parking. A set of double doors leads to a protected car port, ensuring sheltered parking and additional storage space.

On entering the home, you are welcomed via an enclosed porch into a beautifully bright and spacious entrance hallway, which immediately showcases the property's wealth of original features. Throughout the home, you'll notice charming Art Deco-inspired doors and period details that blend effortlessly with modern family living.

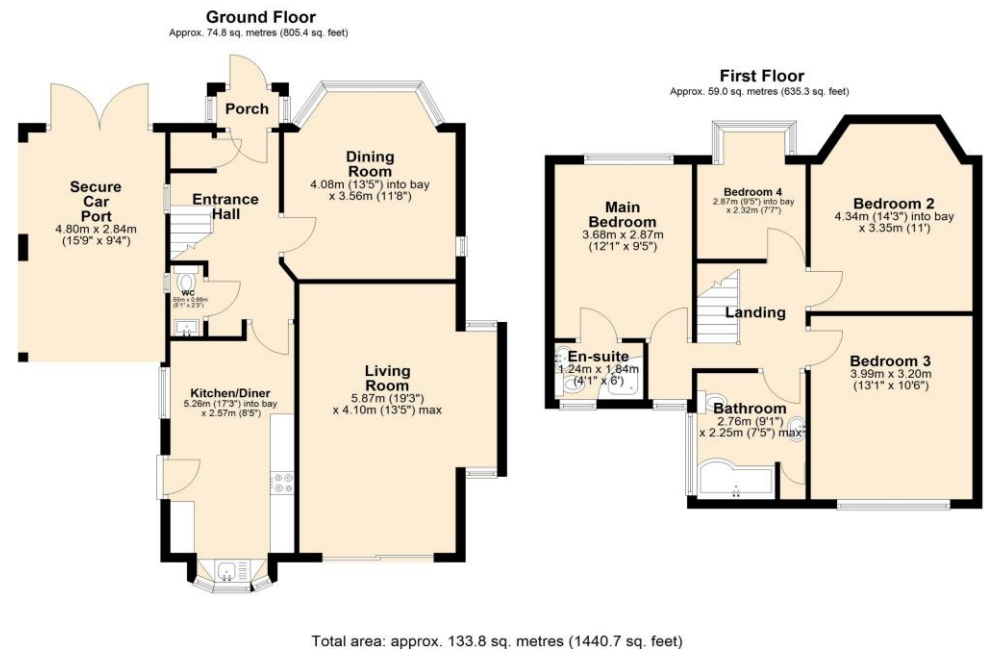
The front of the property houses a well-proportioned dining room with a large bay window and a stunning feature fireplace with surround, complemented by wood flooring that continues the warm, traditional aesthetic. To the rear, the home has been extended to offer an exceptional living room complete with an impressive Ingle Nook fireplace with stained glass insets, a true focal point of the space. Sliding patio doors lead out onto the south-facing rear garden, flooding the room with natural light and creating a seamless indoor-outdoor flow.

The modern kitchen diner is well-appointed with a stylish range of base and eye-level units, integrated appliances, and sleek surfaces, providing a perfect space for cooking, dining, and entertaining. A rear bay window overlooks the garden, ensuring a bright and airy feel throughout the day. There is the added addition of a ground floor WC.

To the first floor, the property continues to impress with four bedrooms, three of which are generously sized doubles, ideal for growing families or those needing space to work from home. The fourth bedroom is a charming single, enhanced by a feature box bay window that offers delightful views across the fields opposite. The main bedroom benefits from its own en-suite bathroom, while the family bathroom is fitted with a contemporary three-piece suite including bath, shower, and WC.

Externally, the rear garden is a true highlight of this home. South-facing and beautifully maintained, the garden features a lush lawn bordered by mature planting, a paved patio area ideal for outdoor dining and entertaining, and a detached garage complete with power and lighting, perfect for storage, a workshop, or even potential conversion, there is also a shed to the rear of the garden with power.

Barwell Road is regarded as one of Sale's most prestigious addresses, situated in a quiet, leafy residential area while remaining within easy reach of the town's excellent local amenities. For families, the property sits within catchment for highly regarded primary and secondary schools, a short walk will take you to local shops, cafés, and independent restaurants, while Sale's bustling town centre is less than a mile away, offering a wide range of retail and leisure facilities.



- Freehold
- EPC Grade D
- Council Tax Band F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.