



Broadway, Sale, Trafford, M33

Offers Over: £1,200,000

Freehold

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Dating back to the 1850s, The Old Coach House is a distinguished property that perfectly blends period charm with modern comforts. Nestled in the heart of Sale and set within a generous 0.34-acre plot, this beautiful home boasts an abundance of original features, spacious living accommodation and mature, landscaped gardens, all behind private, gated access.

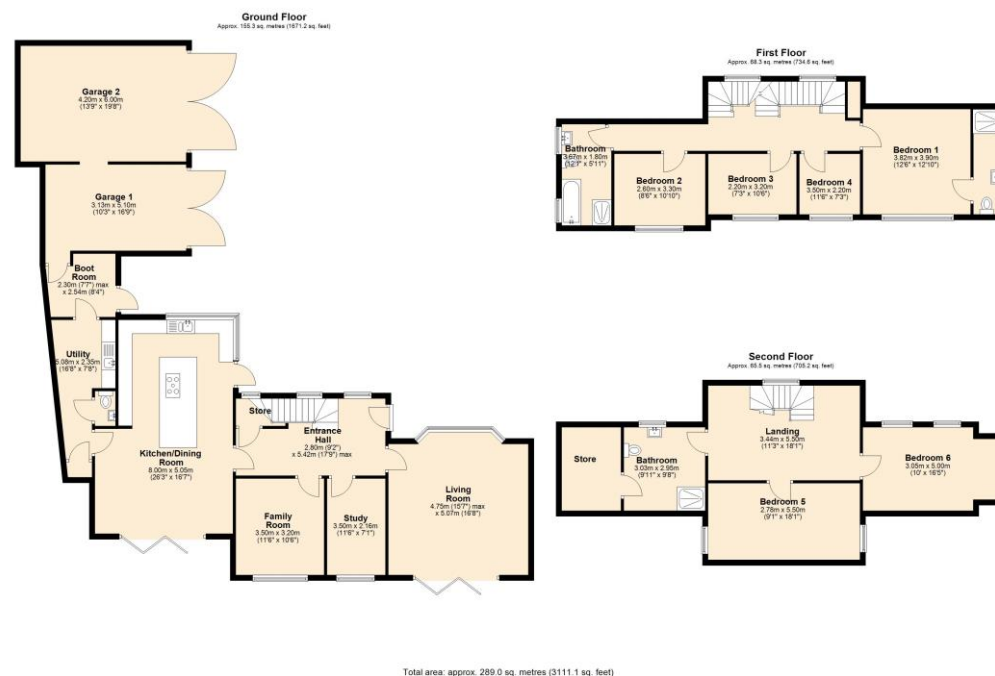
The property offers over 3,000 square feet of accommodation, arranged across three floors. A recently restored roof and Dovecote, upgraded garages, along with a host of additional internal and external works make this is a perfect purchase for a family looking for their forever home.

On the ground floor, a covered porch leads into a welcoming entrance hallway with original parquet wood flooring. From here, you are drawn into the elegant lounge, complete with bi-folding doors and wood burning stove opening directly onto the gardens, creating a seamless flow between indoor and outdoor living.

A further cosy living room provides additional space for family relaxation. The heart of the home is the extended modern fitted dining kitchen, featuring a sociable island and contemporary finishes and bi-folding doors leading to the garden. A separate utility room and convenient downstairs WC complete the practical layout leading onto a boot room, single and double garage.

The first floor presents four well-proportioned bedrooms, one of which benefits from an en-suite bathroom and built in wardrobes. A contemporary family bathroom serves the remaining rooms. Rising to the second floor, you will discover a landing with vaulted ceilings and exposed beams, two further spacious bedrooms, a shower room and a useful storage room, offering flexibility for growing families or visiting guests.

Externally, The Old Coach House is surrounded by well-established, beautiful gardens, creating a private haven in a central location. Two separate patio areas provide perfect spots for alfresco dining and relaxation, catching the sun throughout the day. The expansive lawns and mature borders add to the sense of tranquillity and seclusion. The property is approached through secure gates and up a sweeping driveway, finished in York stone, which provides extensive space for parking and leads to the garages at the rear. A summer house with power and light provides a great space for a work from home office or gym. The garages have recently been improved with new external doors and offer a fantastic storage space or further potential for development.



- Freehold
- EPC D
- Council Tax D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

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