



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# The Croft, 3 Harboro Road

Sale, M33 5AE



Offers Over £895,000

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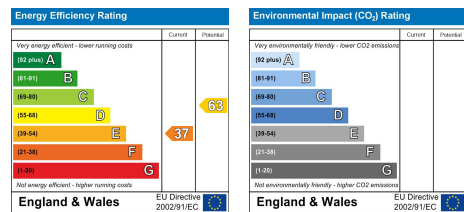


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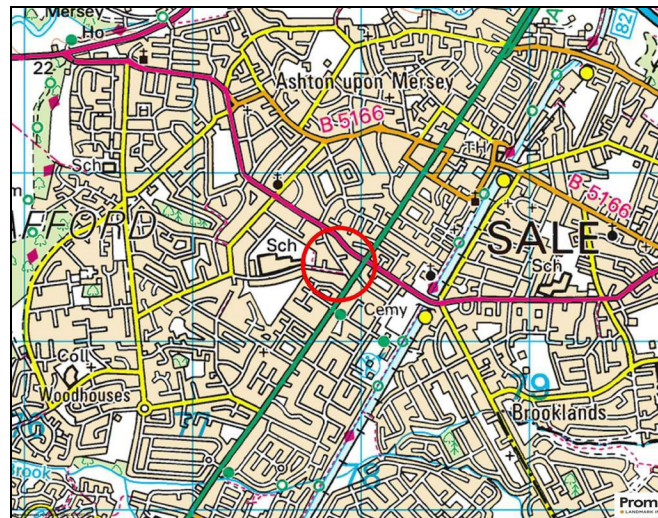
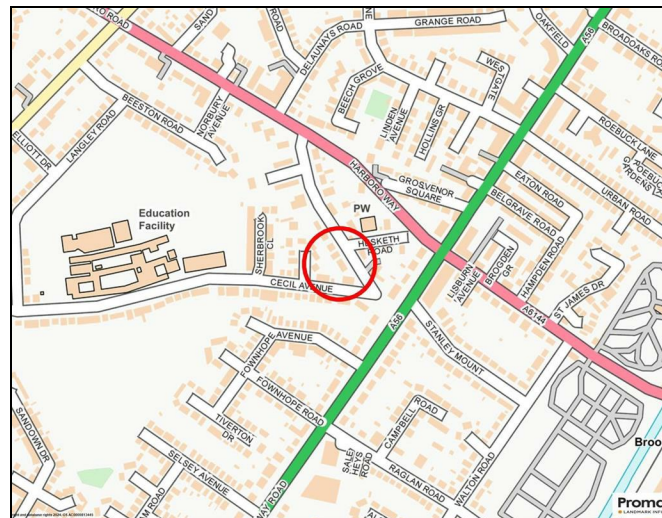


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn right onto Harboro Way/A6144 then turn left onto Harboro Rd where the property will be on the right



# overview

A MAGNIFICENT IMPOSING SIX BEDROOMED PERIOD SEMI DETACHED FAMILY HOME WHICH ENJOYS APPROACHING 4000 SQFT OF ACCOMMODATION OVER FOUR FLOORS. AN ABUNDANCE OF PERIOD FEATURES THROUGHOUT. IDEAL FOR SCHOOLS. ESTABLISHED GARDEN PLOT + ELECTRIC GATED DRIVEWAY

Huge Hallway. WC. Three Reception Rooms. Breakfast Kitchen. Extensive Cellars. Six Double Bedrooms. Two Bathrooms. Extensive Parking. Established Gardens.

CONTACT SALE 0161 973 6688



# in detail

A magnificent, Six Bedroomed Period Semi-Detached which offers approaching 4000 sqft of Accommodation over Four Floors including extensive Cellars.

The property has an abundance of period features throughout, including stained leaded windows, tall, coved ceilings, pitched skirting boards, picture rails and some beautiful fireplaces.

The location is popular, being ideally placed for several of the local schools including Ashton on Mersey Secondary, Sale Grammar and some of the in demand primary schools.

Externally the property enjoys an established plot, electric gates to the front onto an ample driveway. There is a lovely mature lawned garden to the rear with deep borders.

An internal viewing will reveal:

Canopy covered Porch with original tiled base and step up to a beautiful original stained and leaded front door.

Entrance Hallway. Immaculate large 24ft entrance into the property certainly setting the spacious theme which is evident throughout. Windows to the front elevation with stained and leaded glass window lights. Side panelled spindled staircase rises to the first floor. Panelled door provides access to the Lounge, Dining Room, Ground Floor WC and Side Hallway. Doors then opened to the Sitting Room and Breakfast Kitchen. Coved ceiling. Picture rail surround.

Ground Floor WC. Fitted with a low level WC. Pedestal wash hand basin. Opaque window to the front elevation with original leaded and stained glass. Stripped wooden floors.

Dining Room. A wonderful large reception room having a bay window to the front elevation with stained and leaded glass window lights. Wood flooring. Attractive fire surround to the chimney breast. Coved ceiling. Picture rail surround.

Lounge. An impressive large reception room having a uPVC double glazed door with adjacent windows and original leaded and stained glass above opening out onto the Rear Garden. Parquet wood flooring. Stunning period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Sitting Room. Having two sash windows to the rear elevation providing views over the Garden opening into the Breakfast Kitchen.

Breakfast Kitchen. Fitted with a range of base style of units with granite worktops over and inset one and a half bowl stainless sink unit with mixer tap. Hollowed out chimney breast with range cooker. Integrated dishwasher. Ample space for a tall fridge freezer unit. Original panelled pantry cupboards to one of the alcoves.

Cellars - The cellars run the full footprint of the property and offer a wonderful amount of storage space. One of the rear chambers is used as a utility room with fitted sink, plumbing for the washing machine and houses the gas central heating boiler.

First Floor Landing. Having a spindle balustrade to return staircase opening. Further spindle staircase rises to the Second Floor. Panelled doors then open to Four of the Double Bedrooms and Family Bathroom. Glazed double doors open out onto a balcony area. Coved ceiling.

Bedroom One. An impressive large double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Period style vanity sink unit. Period style cast iron fire surround to the chimney breast. Coved ceiling. Picture rail surround.

Bedroom Two. Another large double bedroom having a window to the front elevation. Period fireplace feature to the chimney breast. Coved ceiling. Picture surround.

Bedroom Three. Having a window to the front elevation. Coved ceiling. Picture rail surround.

Bedroom Four. Having a uPVC double glazed window to the rear elevation. Coved ceiling. Picture rail surround. Period cast iron fire surround to the chimney breast.

Family Bathroom. Fitted with a suite comprising of large double width shower enclosure with thermostatic shower. Period style vanity sink unit. WC. Bidet. Two opaque windows to the rear elevation. Doors open to useful airing cupboard which houses the hot water tank.

Second Floor Landing having a spindle balustrade to return staircase opening. Window to the front elevation. Doors then provide access to Bedrooms Five and Six plus a further bathroom.

Bedroom Five. A stunning large bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens plus an additional window to the front. Period cast iron fire surround to the chimney breast. Stripped wooden floors.

Bedroom Six. Another good double room having a window to the rear elevation. Cast iron fire surround to the chimney breast.

Bathroom Two. Fitted with a suite comprising of deep panelled bath with shower mixer attachment. Separate shower enclosure with electric shower. Pedestal wash hand basin. Bidet. WC. Opaque uPVC double glazed window to the rear elevation.

Externally, the property is approached via electric gates onto a driveway providing ample parking.

The gardens surrounding the property are well established, the rear having a paved patio leading to the main area of lawn with deep, extensively stocked borders surrounding.

A beautiful and unique property of incredible proportions!

- Council Tax Band F
- Freehold

