



ASHWORTH HOLME
Sales · Lettings · Property Management



124 BROAD ROAD, M33 2FU
£845,000



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DESCRIPTION

A REMARKABLE 2174-SQFT FOUR DOUBLE BEDROOM DETACHED RESIDENCE, PRESENTED TO THE HIGHEST OF STANDARDS THROUGHOUT WITH SUPERBLY PROPORTIONED ACCOMMODATION ARRANGED OVER THREE FLOORS. FORMING PART OF A SOUGHT AFTER TREE LINED LOCATION CLOSE TO EXCELLENT TRANSPORT LINKS.

This superb family home benefits from a stunning, bespoke open plan living/dining kitchen with bi-folding doors to the rear, separate utility, downstairs WC, large living room with bay, four generous double bedrooms three of which are serviced by very well appointed en-suites, large driveway and a detached brick garage.

Forming part of Broad Road a highly regarded tree lined location close to excellent local schools and fantastic transport links including the M60 motorway network and Metrolink.

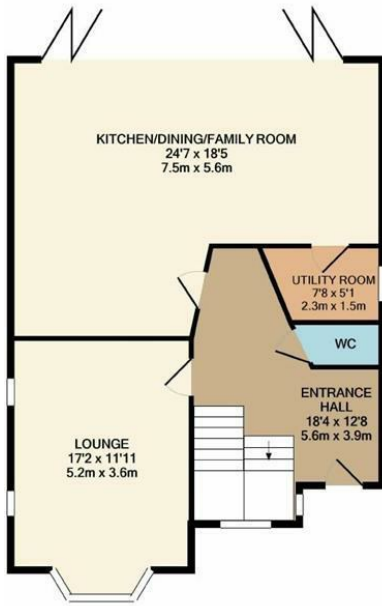
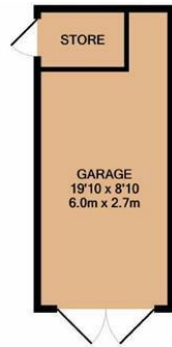
In brief the accommodation comprises: entrance hallway, downstairs WC, lounge, open plan living/dining kitchen with bi-folding doors and central island and a separate fully fitted utility. To the first floor there are three double bedrooms two with en-suite shower rooms in addition to a family bathroom. To the second floor there is a stunning master bedroom serviced by a contemporary bathroom. Please note there is ample eaves storage available. Externally to the rear there is a private garden mainly laid to lawn with an initial patio area. To the front there is a large paved driveway which leads down the side of the property to the detached garage. Viewings are essential to appreciate the quality of accommodation on offer. NO ONWARD CHAIN. FREEHOLD. Trafford Council Band=F.

KEY FEATURES

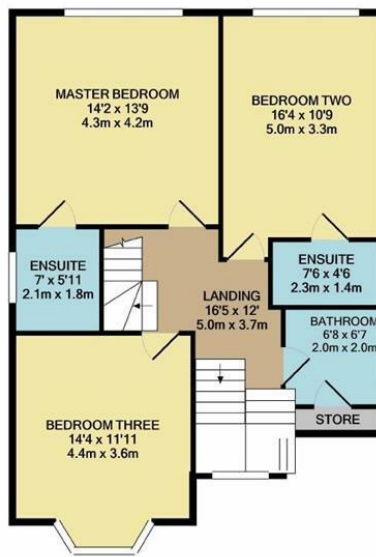
- 2174-SqFt of immaculate accommodation
- Bespoke living/dining kitchen with island
- Significantly extended
- Stunning master suite to second floor
- Sought after & convenient location
- Four double bedroom detached
- Three en-suites & a family bathroom
- Separate utility & downstairs WC
- Detached brick built garage
- No onward chain/Freehold



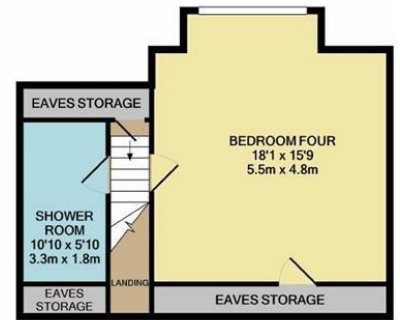




GROUND FLOOR
APPROX. FLOOR
AREA 961 SQ.FT.
(89.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2174 SQ.FT. (202.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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ASHWORTH HOLME

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

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