



27 Baxter Road, Sale

Guide Price £500,000

**Miller Metcalfe**  
*Every step of the way*

# 27 Baxter Road

## Sale

\* No Chain Involved - Internal Viewing A Must - Fabulous Traditional Bay Fronted Period Semi-Detached Home At The Heart of Sale That Retains Many Superb Original Character Features, Accommodation Over Three Floors With Wonderful Potential For Improvement, Three Good Sized Bedrooms, Two Spacious Reception Rooms, Large Fitted Dining Kitchen, Modern Shower Room Plus Extensive Basement Area, Gardens and Garage, Sought After Location Close to a Host of Amenities, Early Viewing Strongly Advised to Avoid Disappointment \*

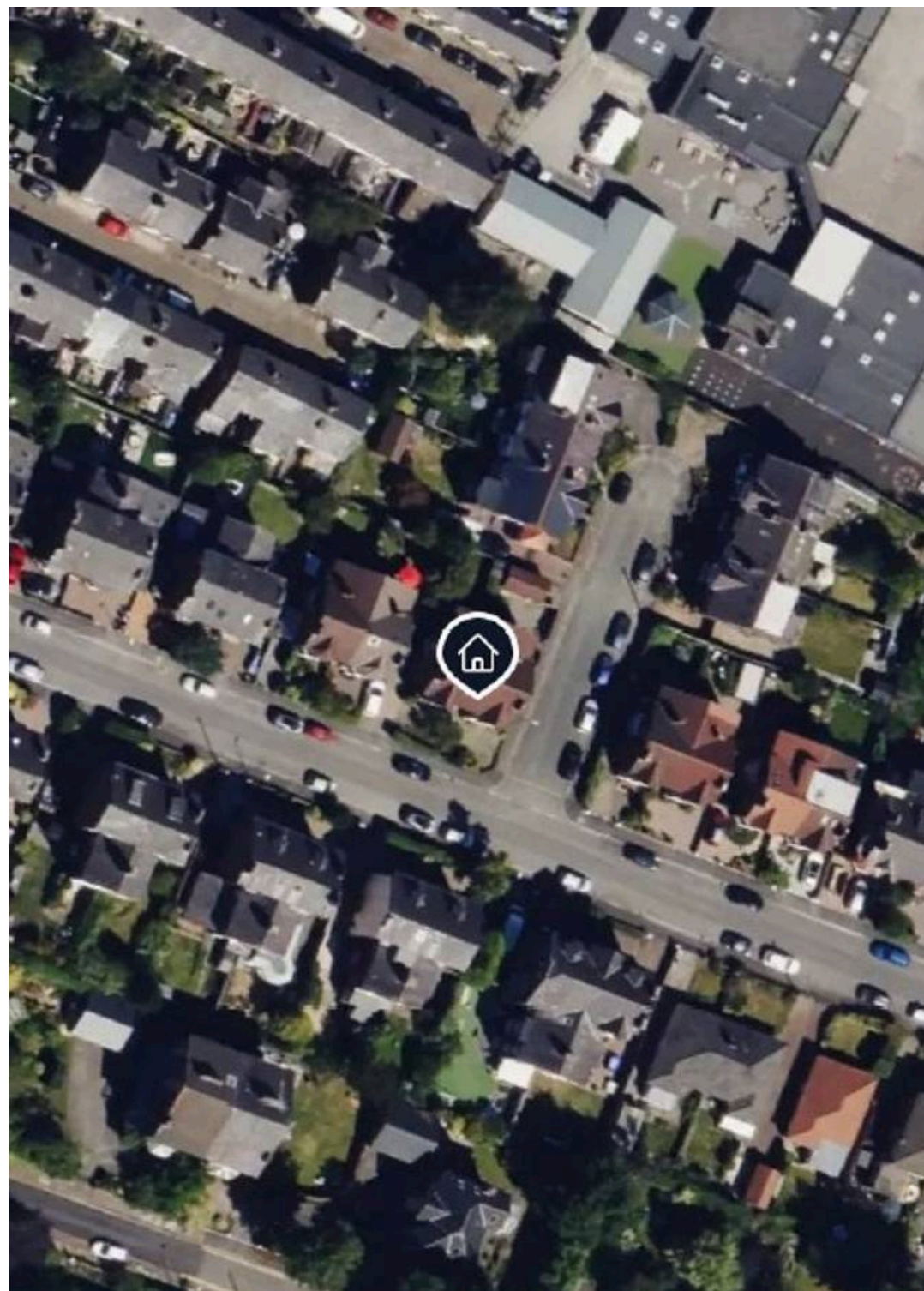
This stunning bay fronted period home offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living and simply must be viewed in person to be fully appreciated. The generous accommodation is set over three floors and comprises an entrance porch, inviting entrance hall, spacious bay fronted lounge with feature fireplace, equally spacious sitting/dining room and a sizable fitted dining kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern shower room/wc can be found. In addition to this a superb substantial basement level offers exceptional internal storage space and excellent potential for further development if required (subject to relevant planning/building consent). Outside the property is garden whilst to the side there are further paved garden areas and the rear garden is private, being not overlooked, offering excellent space for relaxing and al-fresco entertaining. A detached garage provides off road parking and extensive exterior storage.

Situated at the heart of the highly sought after location of Sale, the area offers a wealth of local amenities including shops, bars and restaurants on the doorstep, as well as well-regarded primary and secondary schools. The location also provides excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West.

Although requiring cosmetic upgrading throughout, this splendid property offers spectacular potential and surely won't be available to buy for long. Only by internal inspection will buyers fully appreciate the size, quality and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.

Council Tax band: D

Tenure: Freehold

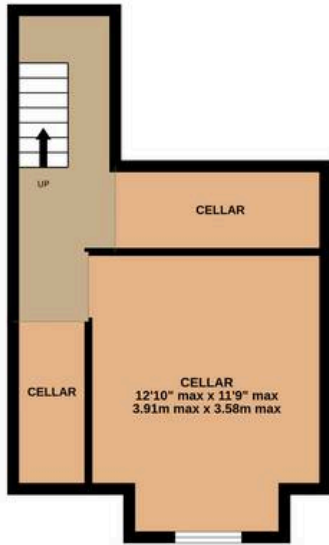




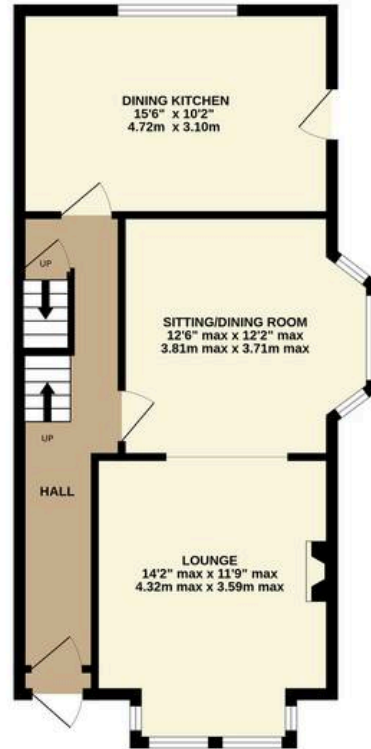




**BASEMENT**  
306 sq.ft. (28.4 sq.m.) approx.



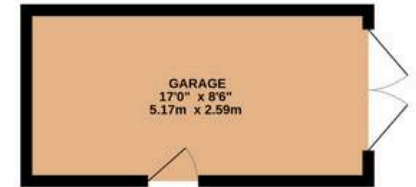
**GROUND FLOOR**  
554 sq.ft. (51.5 sq.m.) approx.



**1ST FLOOR**  
557 sq.ft. (51.7 sq.m.) approx.



**2ND FLOOR**  
144 sq.ft. (13.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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