



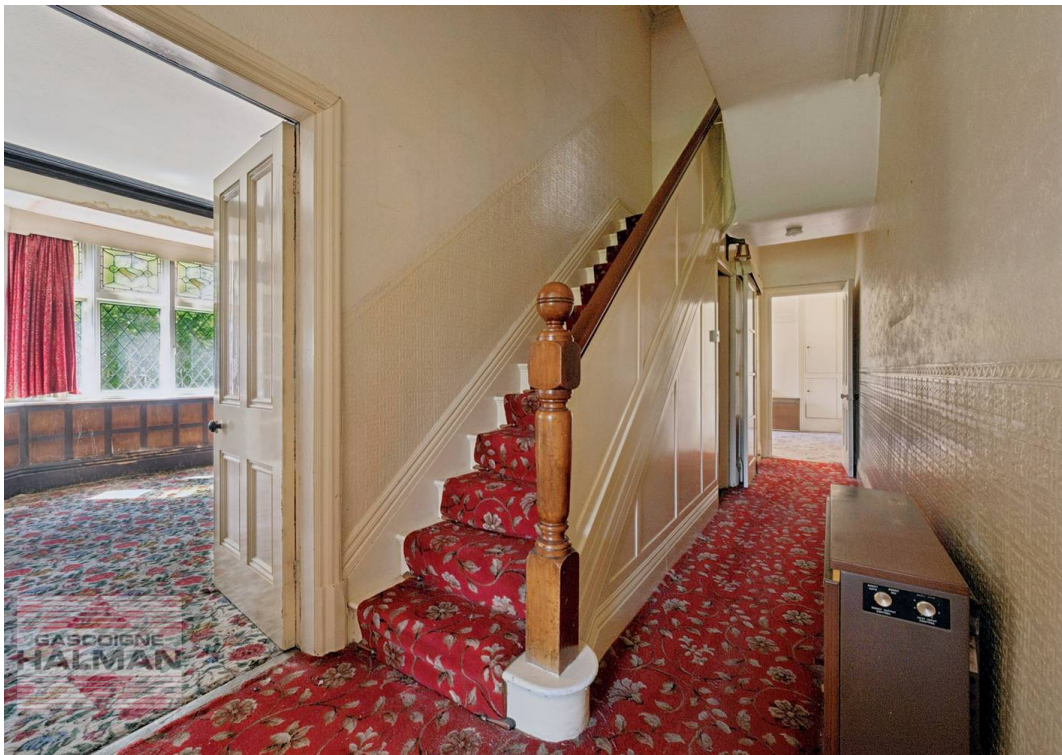
33 Priory Road, Sale

Sale

Guide Price £875,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY





33 Priory Road

Sale

An striking and substantial bay-fronted period home, located on the prestigious 'Priory Road', with three reception rooms, five bedrooms, and a vast multi-chamber cellar, in need of extensive modernisation, set in a substantial charming plot, being ideally located close to Sale town centre, in catchment of popular schools, and key transport links.

Council Tax band: TBD

- Coming To Market For The First Time
- A Striking And Substantial Bay-Fronted Period Residence
- Located On The Prestigious 'Priory Road' Close To Sale Town Centre
- In Need Of Modernisation Throughout
- Three Spacious Reception Rooms
- Five Well Sized Bedrooms
- Set In An Extensive Plot With Large Rear Garden
- Boasting Multi-Chamber Cellars Providing Scope For Conversion
- In Catchment Of Popular Schools And Close To Two Metrolink Stops
- Enjoying A Wealth Of Charming Original Features





33 Priory Road

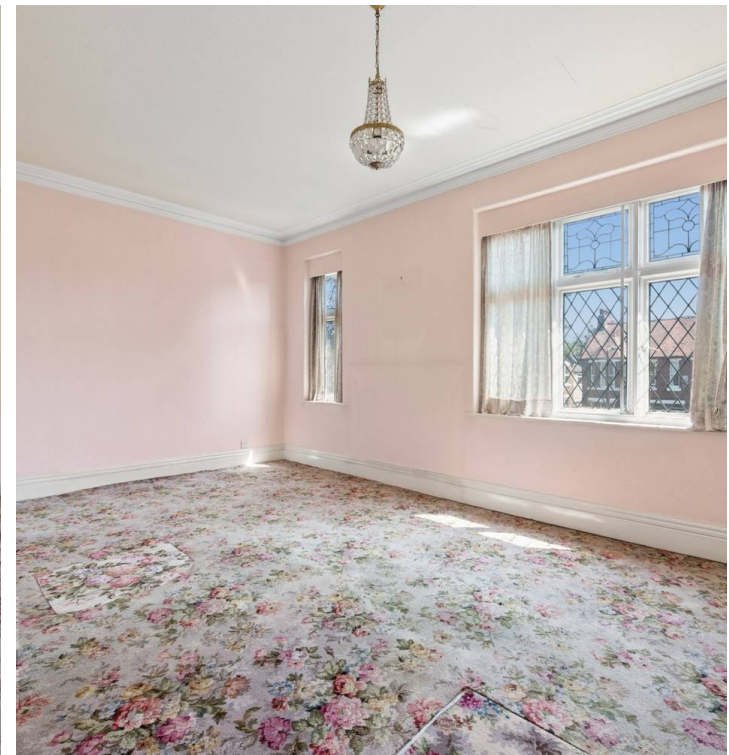
Sale

Presenting to the market for the very first time, a striking and substantial five-bedroom bay-fronted period residence, representing a hugely exciting once-in-a-lifetime purchase opportunity, offering breathtaking scale, a wealth of original ornate features across four expansive floors, and set on the revered Priory Road, one of South Manchester's most prestigious addresses, this exceptional home has been lovingly maintained by the same family since new, and is now ready for it's next chapter and owner to impress their own taste, style and ideas.

Occupying an iconic and commanding elevated position, the home exudes a feeling of grandeur, with striking deep red-brick elevations and handsome traditional leded bay frontage setting to tone for the accommodation that follows.

Upon entry via the porch, you are greeted by a large hallway with charming original newel post, enchanting high ceilings set the tone for the ground floor layout, leading to three spacious reception rooms, with a generous front facing living room complete with large bay-frontage, a separate dining room with side bay-window, striking feature fireplace and distinguished wall panelling, and a third versatile reception/ morning room located at the rear of the house. There is a separate kitchen, and ground floor w/c.

The versatile multi-chamber cellar is accessed via a staircase off the hall and offers fantastic storage as is, and excellent potential for conversion to suit a variety of lifestyle needs.





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Sale

Each of the five generously proportioned bedrooms are filled with natural light and all enjoy feature fireplaces, with ornate leaded windows framing leafy outlooks and original features, whilst the principal bedroom is particularly impressive in size. The bathroom is traditionally inspired with period-style fittings and classic black and white tiling.

With exciting scope to further enhance and extend (subject to permissions), the residence offers an unparalleled opportunity to create an extensive bespoke period home in a much sought-after and revered location.

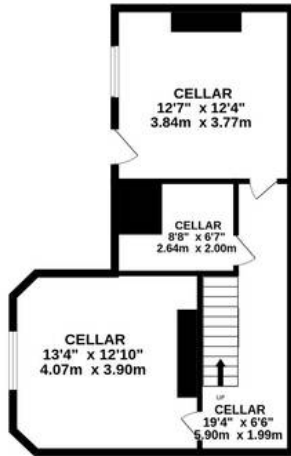
Externally the home benefits from a substantial mature plot, with a hedged frontage with large driveway leading down the side to the detached garage, and a walkway leading to the front door. To the rear is a large lawned garden, and a charming 'hidden' garden beyond, in need of a program of landscaping, the grounds offer a fabulous opportunity to create a tranquil vast and private retreat.

Situated within easy reach of Sale town centre, in catchment of popular primary and secondary schools, key transport links including two metrolink stops, and a wealth of local amenities, this remarkable property combines historic charm with modern convenience, making it one of the very few residences of its kind to become available in recent years.

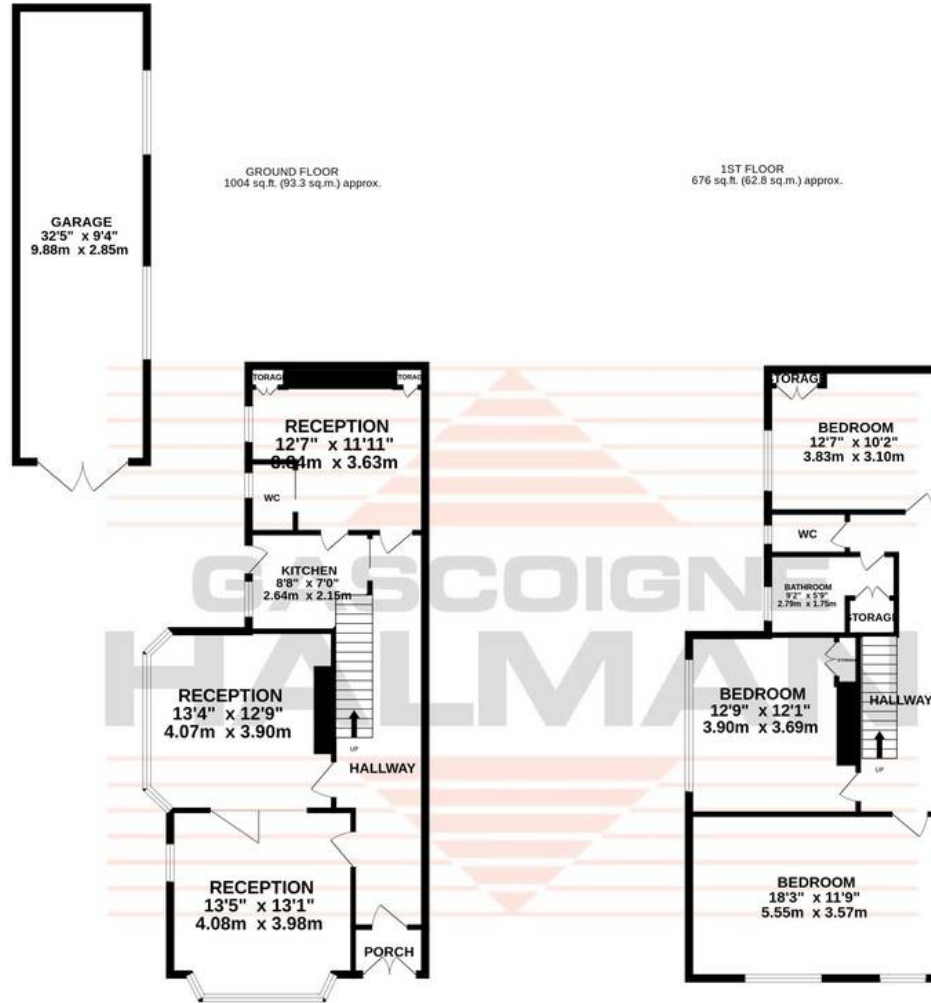




BASEMENT
463 sq.ft. (43.0 sq.m.) approx.



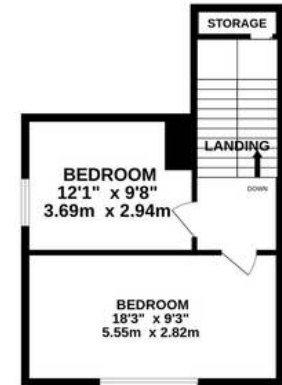
GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 2528 sq.ft. (234.8 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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