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Broad Oak Road, Worsley, Salford

Offers In The Region Of £1,150,000



Tucked away on a quiet, tree-lined street, this stunning Victorian semi-detached home on Broadoak Road offers an exceptional blend of period charm and contemporary living. Boasting five generous double bedrooms and an impressive 3,300 sq ft of versatile accommodation, this is a truly outstanding family home.

Arranged over four floors, the property provides a wealth of living space. The ground floor features a welcoming entrance hall, a spacious bay-fronted lounge, a dining room, and a well-appointed kitchen leading through to a bright family/dining room, perfect for modern family life and entertaining.

The lower ground floor adds further flexibility, with a gym, shower room, storage areas, and internal access to the double garage, offering excellent potential for a range of uses.

To the first floor are three well-proportioned double bedrooms, including a superb principal bedroom, alongside a family bathroom. The second floor offers two further double bedrooms and an additional bathroom, ideal for growing families or guests.

Externally, the property benefits from a garage and private outdoor space, all set within this peaceful yet highly convenient location.

Situated on the prestigious Broadoak Road, the home is within walking distance of Broadoak Primary School and close to the amenities of Worsley Village, Monton, and Roe Green. Scenic walks along the Bridgewater Canal and through Worsley Woods are nearby, while excellent transport links provide easy access to Manchester City Centre, The Trafford Centre, and beyond.

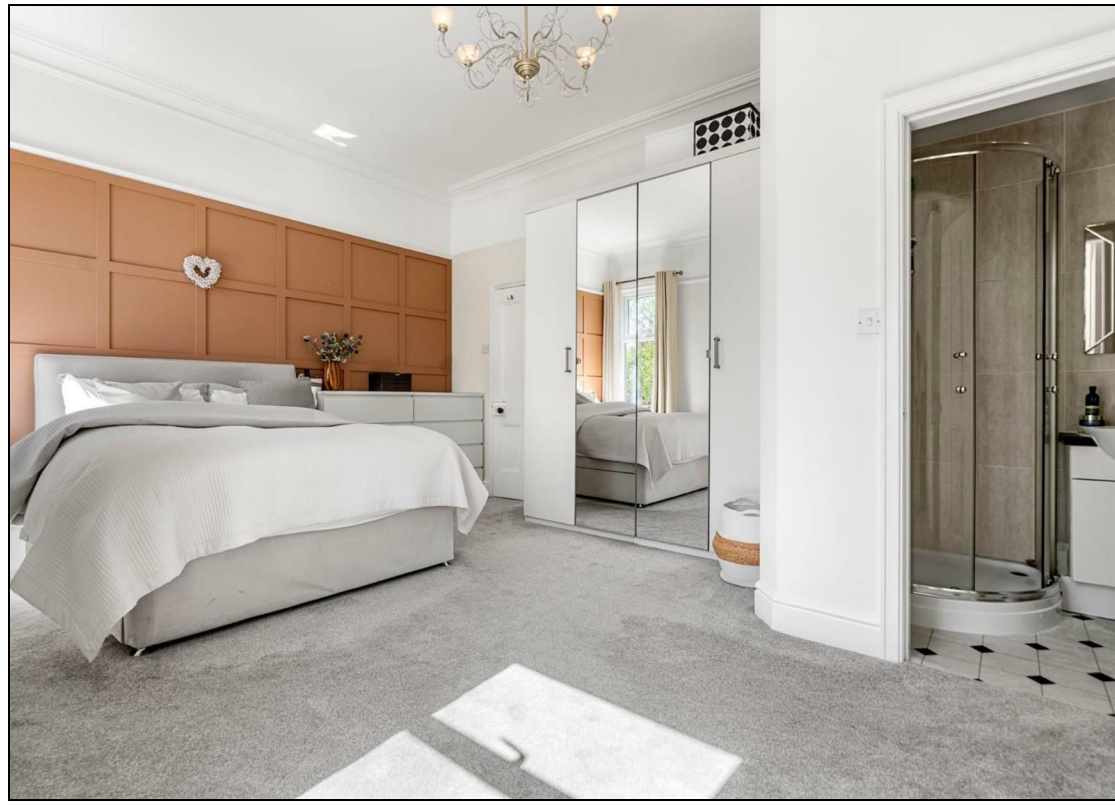
A rare opportunity to acquire a substantial and characterful family home in one of the area's most sought-after locations, early viewing is highly recommended.



KEY FEATURES

- SET OVER FOUR FLOORS
- FIVE BEDROOMS
- CONVERTED CELLARS WITH SEPERATE ACCESS
- HIGHLY SOUGHT AFTER LOCATION
 - EXTENDED
 - DOUBLE GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PERIOD FEATURES







**Approximate Gross Internal Area 3352 sq ft - 311 sq m
(Including Garage)**

Lower Ground Floor Area 1021 sq ft – 95 sq m

Ground Floor Area 1027 sq ft – 95 sq m

First Floor Area 709 sq ft – 66 sq m

Second Floor Area 595 sq ft – 55 sq m



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

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