



Broad Road, Sale, M33

Offers Over: £750,000

Freehold

Offered with NO ONWARD CHAIN, this exceptional four-bedroom detached home on Broad Road offers a superb level of privacy, positioned behind secure electric gates with a sweeping driveway providing ample off-road parking for up to five or six vehicles.

This impressive property offers high-end family living in a fantastic location, just steps away from Worthington Park and within a short walk of both Sale Town Centre and Sale Moor Village. The area provides an excellent selection of independent shops, cafés, bars and restaurants, together with convenient access to Sale Metrolink and excellent transport connections.

The ground-floor accommodation is both spacious and thoughtfully designed. To the front of the property is a cosy living room, with a log-burning stove creating an attractive focal point and making this a particularly inviting space during the autumn and winter months. Internal bi-fold doors open from the living room into the impressive open-plan kitchen, dining and living area.

Spanning the full width of the property, this fantastic multi-functional space is ideal for modern family life and entertaining. The kitchen is fitted with a comprehensive range of units complemented by granite work surfaces and a breakfast bar. A selection of integrated appliances includes a double oven, dishwasher, fridge and wine cooler.

Leading from the kitchen is access to a downstairs WC and shower room, together with a useful storage room which forms part of the garage.

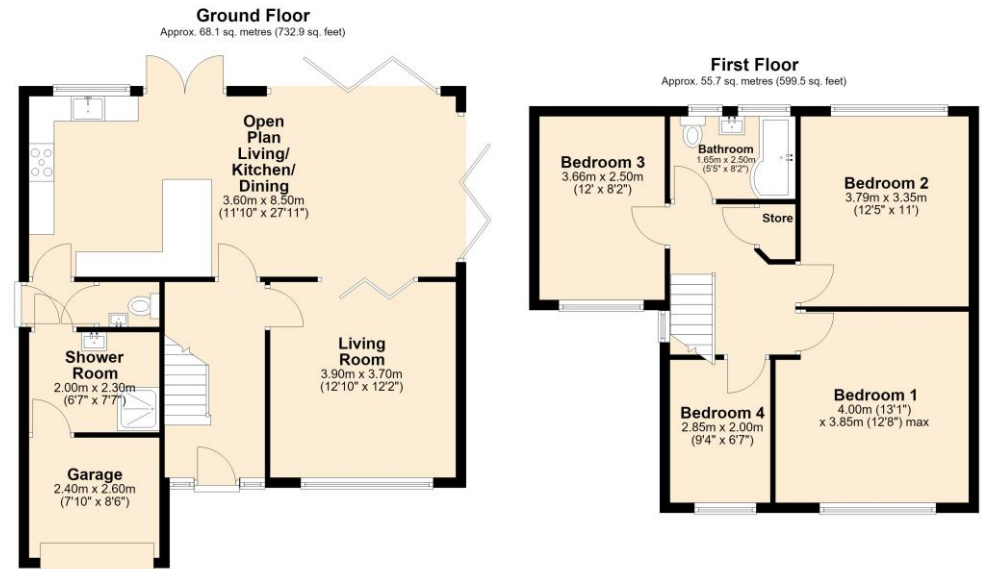
A range of bi-fold doors spans the rear of the property, opening directly onto the patio and creating a seamless connection between the indoor and outdoor living spaces. Further bi-fold doors open onto a side patio area, incorporating a weatherproof covered terrace which provides an additional space for dining, entertaining and socialising throughout the year.

To the first floor are four spacious bedrooms. The impressive main bedroom is positioned to the front of the property and comfortably accommodates a king-size bed. Also overlooking the front is bedroom four, a good-sized and versatile room which is currently utilised as a home office.

To the rear is another generous double bedroom, again capable of comfortably accommodating a king-size bed. The third double bedroom is positioned above the garage and benefits from a window overlooking the front of the property.

Completing the first-floor accommodation is the family bathroom, conveniently positioned at the top of the stairs and fitted with a P-shaped bath with shower over, WC and wash hand basin.

The superb rear garden offers an excellent degree of privacy and provides a wonderful retreat for the whole family. Predominantly laid to lawn and surrounded by established shrubs and mature trees, the garden feels private from all angles while offering plenty of space for children, entertaining and outdoor relaxation.



Total area: approx. 123.8 sq. metres (1332.4 sq. feet)

- Freehold
- Council Tax Band E
- EPC Tbc





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Disclaimer

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