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£995,000

DESCRIPTION

23 BARKERS LANE
M33 6RR

£995,000

A TRULY EXCEPTIONAL AND SUBSTANTIAL CHESHIRE LINK SEMI-DETACHED FAMILY HOME, BEAUTIFULLY RENOVATED THROUGHOUT AND OFFERING ALMOST 2,900 SQ FT OF ACCOMMODATION ARRANGED OVER FOUR FLOORS. BOASTING AN ABUNDANCE OF PERIOD CHARACTER, GENEROUSLY PROPORTIONED ROOMS AND A SPECTACULAR EXTENDED DINING KITCHEN, THIS IS A VERY SPECIAL HOME IN A HIGHLY DESIRABLE LOCATION.

This magnificent period residence has undergone an extensive programme of renovation, seamlessly combining the elegance and character of its original architecture with stylish contemporary living. Beautifully presented throughout, the accommodation is wonderfully spacious and versatile, retaining an array of impressive period features. A stunning entrance hallway with Victorian-style black and white chequered flooring sets the tone for the accommodation beyond.

Undoubtedly the centrepiece of the home is the breathtaking extended dining kitchen, a superb space designed for modern family life and entertaining. Floor-to-ceiling bi-folding doors open onto the beautifully landscaped rear garden, while a large skylight and two charming window seats enhance the wonderful sense of light and space. The elegant lounge, complete with a wood-burning stove, provides an inviting retreat.

The accommodation extends across four floors, incorporating beautifully proportioned reception rooms, six bedrooms and a stylish family bathroom with a freestanding bath. The substantial, full-head-height cellars offer exciting potential for conversion, subject to any necessary consents.

Externally, the property enjoys beautifully landscaped gardens and the added benefit of off-road parking to the front.

Barkers Lane is ideally positioned within easy reach of Sale town centre, with its excellent selection of shops, restaurants, cafés and Metrolink connections. A number of highly regarded local schools are also conveniently located nearby, making this an outstanding home for family living.







KEY FEATURES

- Substantial Cheshire Link semi-detached
- Almost 2900-SQFT over four floors
- Beautifully renovated throughout
- Wealth of impressive period features
- Spectacular extended dining kitchen
- Elegant lounge with wood-burning stove
- Six generously proportioned bedrooms
- Stylish bathroom with freestanding bath
- Full-height cellars with conversion potential
- Beautifully landscaped gardens and parking









KEY FEATURES



A truly exceptional family home, beautifully renovated to combine magnificent period character with contemporary luxury. Offering almost 2,900 sq ft of wonderfully proportioned accommodation across four floors, the property boasts a spectacular extended dining kitchen, elegant reception rooms and six bedrooms. With beautifully landscaped gardens, substantial cellars and an enviable location close to Sale town centre, this is a rare opportunity to acquire a truly special home.







DIMENSIONS

SEE FLOOR PLAN FOR ROOM DIMENSIONS



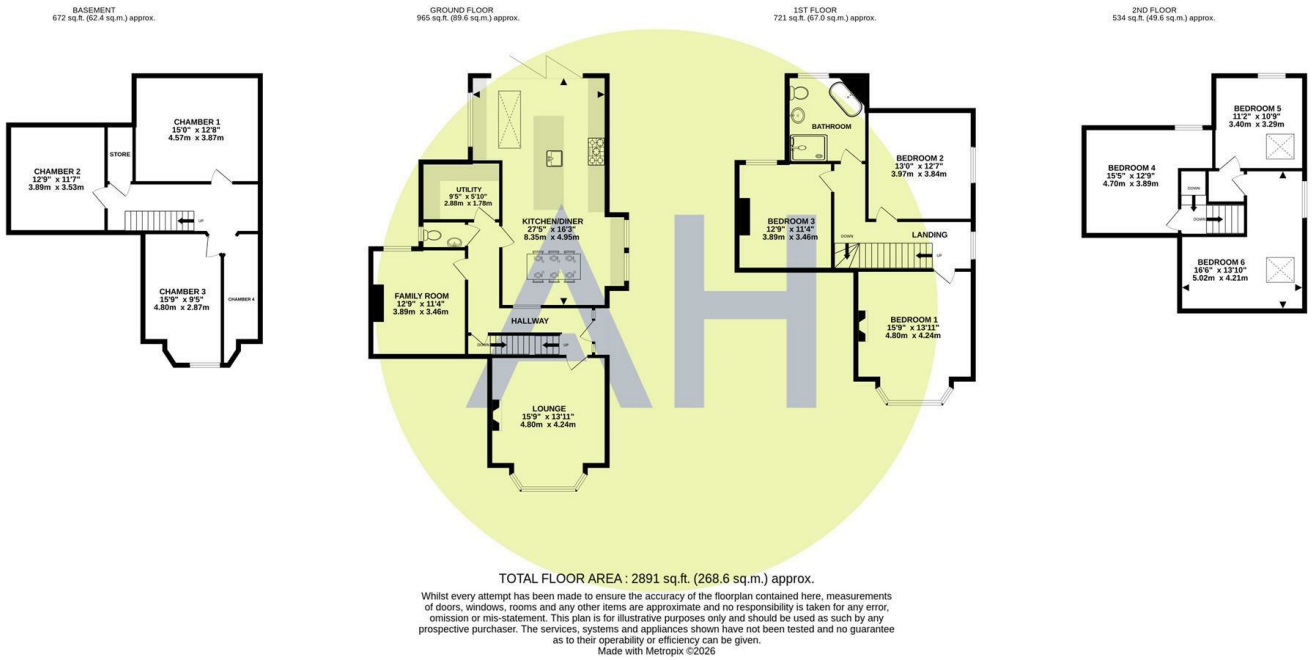




LOCATION

Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.

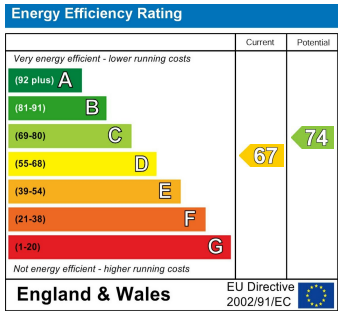
FLOOR PLANS

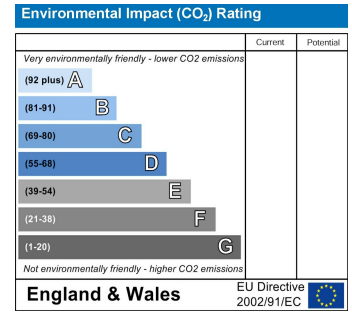


TOTAL FLOOR AREA : 2891 sq.ft. (268.6 sq.m.) approx.

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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