



Southern Road, Sale, Trafford, M33

Guide Price: £775,000

Freehold

Situated on the highly desirable Southern Road in Sale, this beautifully extended period home dates back to the 1870s and effortlessly combines character features with modern family living. Set behind ample off-road parking, the property enjoys a welcoming frontage, while gated side access leads through to the private rear garden.

Upon entering, you are greeted by a spacious entrance hallway with plenty of room for coats and shoes. The home's rich heritage is immediately evident through the original flooring and beautifully stripped original doors. To the front of the property, the elegant reception room boasts impressive high ceilings, a charming bay window, and a feature gas fireplace, creating a warm and inviting living space. Beyond, a generously proportioned sitting room provides excellent space for relaxing and entertaining.

The heart of the home is the stunning extended kitchen and dining area. Designed with modern family life in mind, this impressive space benefits from underfloor heating, extensive storage solutions, and an abundance of natural light thanks to numerous windows and skylights. The stylish kitchen features a central island, integrated appliances, and ample workspace, making it ideal for both everyday living and hosting guests. A practical utility room sits just off the kitchen, offering further storage and laundry facilities, while a contemporary ground-floor shower room with WC adds convenience.

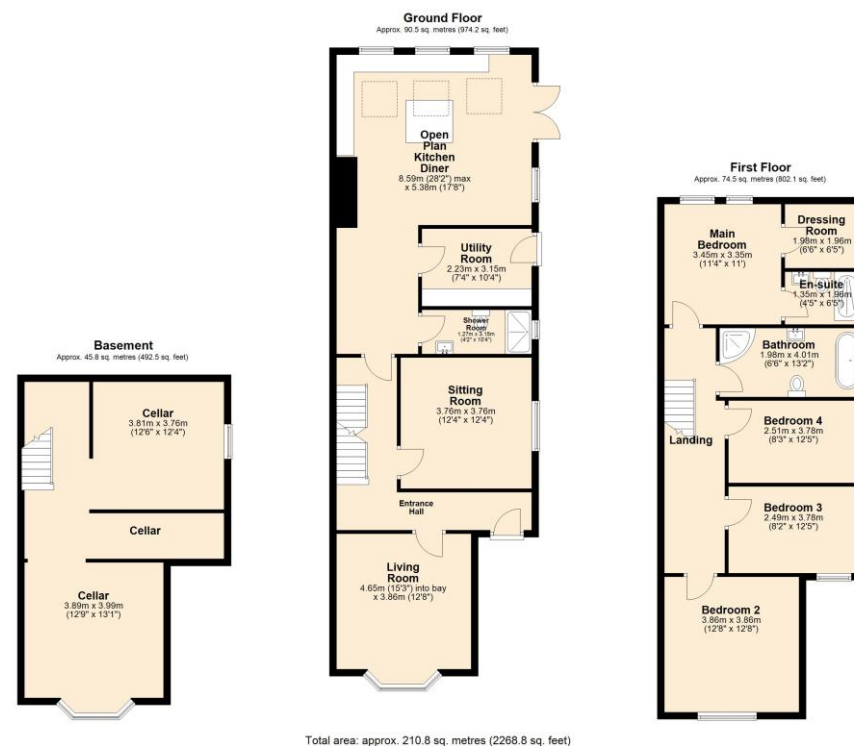
The property also benefits from a substantial cellar accessed via a staircase from the main house. Offering excellent storage and exciting potential for future conversion, subject to any necessary consents, this versatile space adds further appeal.

To the first floor, a spacious landing flooded with natural light from a skylight provides access to four well-proportioned bedrooms. Bedroom Four is a generous double room, while Bedroom Three is also a spacious double. Bedroom Two is particularly impressive, featuring high ceilings, a beautiful bay window, and fitted wardrobes. Serving the family bedrooms is a stylish fully tiled bathroom complete with underfloor heating.

The principal bedroom is positioned to the rear of the property, creating a peaceful retreat. This superb suite benefits from a dedicated dressing room and a modern en-suite shower room, providing a luxurious and private space for homeowners.

Externally, the rear garden offers an excellent degree of privacy and features a spacious patio area, perfect for outdoor dining, entertaining, and enjoying the secluded surroundings. This exceptional period property presents a rare opportunity to acquire a characterful family home in one of Sale's most sought-after residential locations.

The home is equipped with solar panels and battery storage, providing greater energy efficiency and helping to reduce household energy expenses.



- Freehold
- EPC TBC
- Council Tax Band D





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Disclaimer

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