



16 Harboro Road

Sale

Guide Price £1,050,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 16 Harboro Road

Sale

Stunning period semi on Harboro Road with four floors, modern upgrades, four bedrooms, two bathrooms, large garden, detached garage, and prime location near schools and transport.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Substantial Rear Garden and Driveway Parking for Multiple Vehicles
- Accommodation Over Four Floors
- Four Double Bedrooms
- Original Features Throughout
- Within Close Proximity to Ashton on Mersey School and Local Transport Links



# 16 Harboro Road

## Sale

Set on an exclusive peaceful setting on the revered Harboro Road, an outstanding, substantial and extensively enhanced period semi-detached, seamlessly blending sympathetic restored character with contemporary styling across four expansive floors, boasting a substantial and enviable private rear garden.

Having undergone an extensive program of enhancement and improvement throughout the current ownership, this substantial and beautifully presented home offers the perfect blend of period charm, contemporary comfort, whilst being within one of Sale's most sought-after locations, close to Sale town centre, popular primary and secondary schools, key transport links including Sale and Brooklands Metrolinks, and useful amenities.

Upon approach the home sits proudly in a commanding elevated position, with traditional red brick facade and contrasting sandstone lintels, with the impressive accommodation spanning four floors.













The home begins with a handsome facade, with oversized original front door and classic tiled and stone stepped entrance porch. Upon entering you are greeted by an elegant entrance hall that sets the tone for the rest of the property, leading through to a striking remodeled and generously proportioned front facing open plan living/ dining room, adorned with beautifully preserved period features such as high ceilings, intricate corncicing, and original fireplace, complemented by the natural light that streams through the double fronted renewed sash windows. To the rear is a separate reception room twinning as versatile dining/ family room or even home office and overlooks the impressive rear garden.

The heart of the home is the remarkable converted basement level, now a striking contemporary dining kitchen that perfectly balances modern design with practicality, offering an ideal space for both family gatherings and entertaining guests, while a dedicated utility chamber, and additional storage/ plant room, provides valuable additional storage and functionality.

Upstairs, four spacious bedrooms are arranged over two floors, each tastefully finished, and are well balanced in size. Two stylishly refitted bathrooms, featuring sleek modern fittings and tasteful tiling, provide luxurious spaces.

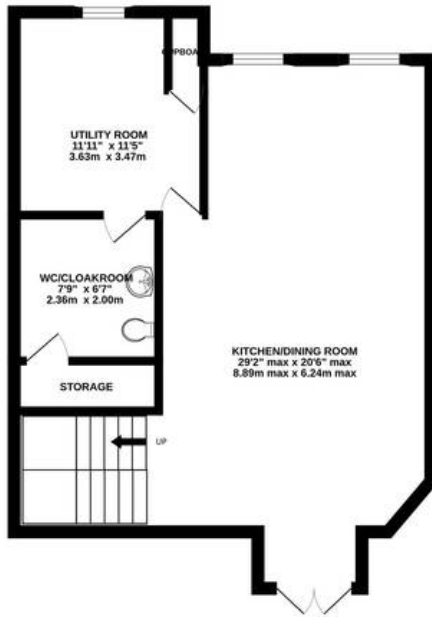
Throughout the home, a wealth of charming original and sympathetically restored features are showcased, from polished wood flooring to decorative mouldings, evoking a sense of timeless charm and suited to modern day-living.

Externally the home boast a substantial rear garden, mainly laid to lawn, with fenced boundaries, large stone patio, and enjoys a hugely versatile detached garage with rear conversion currently utilised as a home office/ workshop.

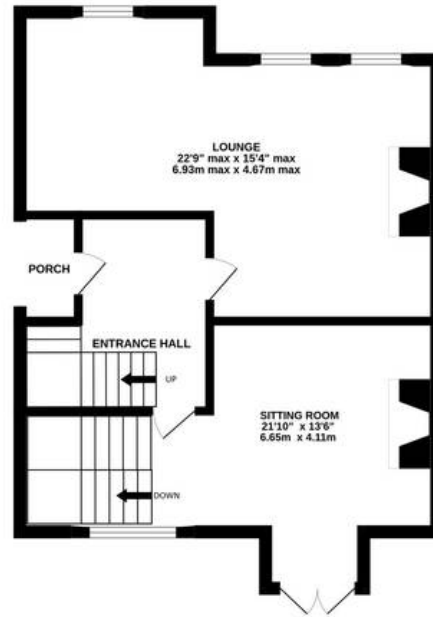




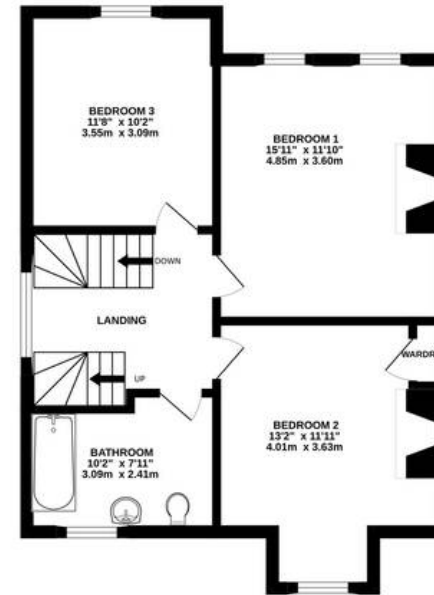
LOWER GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 2226sq.ft. (206.8 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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