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40 WATERPARK ROAD, SALFORD, LANCASHIRE M7 4ET

£1,275,000

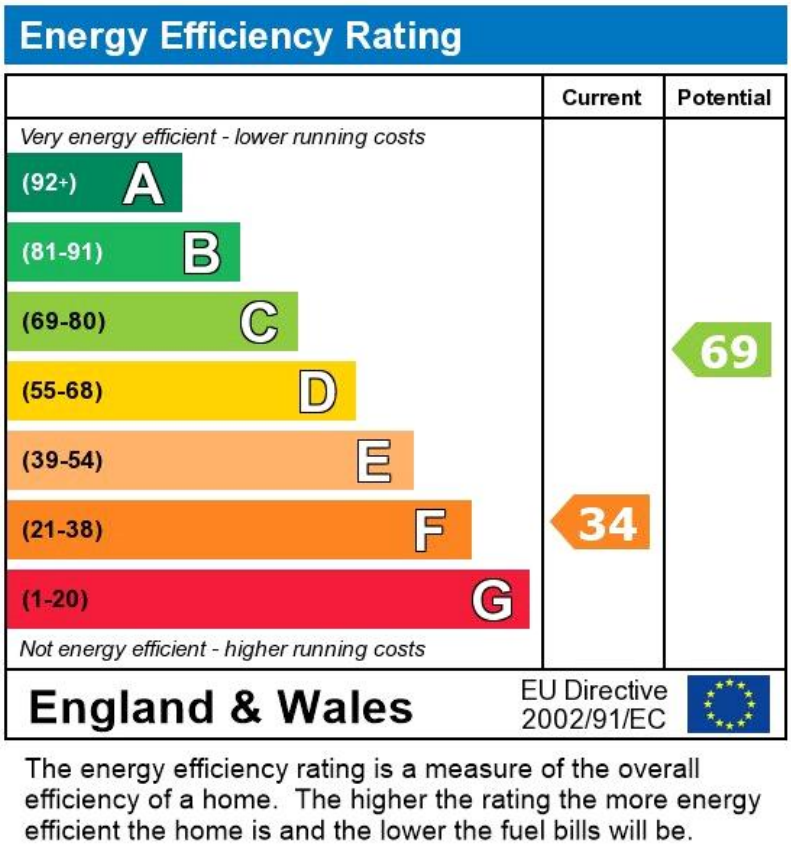


RARE OPPORTUNITY

PROPERTY REFERENCE CODE: RS0504

40 WATERPARK ROAD, SALFORD, LANCASHIRE M7 4ET

Generous 7-bedroom detached family home on a substantial plot with 4 reception rooms | Large eat-in kitchen | Huge tanked basement | Driveway and exceptional rear garden | Move-in ready with excellent scope to extend (STPP). Rare opportunity in a highly sought-after location.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

An Exceptional Seven-Bedroom Detached Family Residence on a Substantial Plot

S&S Property Group are delighted to bring to the market this impressive seven-bedroom detached family home, occupying a generous plot on the highly sought-after Waterpark Road. Offering an abundance of living accommodation arranged over four floors, together with extensive gardens, ample parking and significant future potential, this outstanding residence presents a rare opportunity for growing families seeking space, flexibility and long-term value.

Upon entering the property, you are welcomed by a spacious and inviting entrance hallway, complete with a conveniently concealed guest W.C. The ground floor boasts an exceptional range of reception accommodation, comprising four versatile reception rooms including a formal lounge, dining room, through lounge and a large eat-in family kitchen, providing ample space for both everyday living and entertaining.

The kitchen enjoys pleasant views over the rear garden and is complemented by a separate Pesach kitchen/utility room, offering additional preparation and storage space. Access to the basement is located from this area.

The lower ground floor reveals a substantial tanked basement consisting of four large, dry rooms. This extensive space offers a wealth of possibilities, whether for storage, hobbies, a home gym, games room, office space or future conversion (subject to any necessary consents).

To the first floor are four well-proportioned bedrooms, including an impressive master bedroom benefiting from its own en-suite bath room. A full-sized family bathroom serves the floor, together with a separate W.C., providing practical accommodation for larger families.

The second floor offers a further three bedrooms, a useful storage room and an additional shower room with W.C., creating flexible living arrangements suitable for larger households, guests, home working or multi-generational living.

Externally, the property continues to impress. A well-maintained front garden and private driveway provide ample off-road parking, whilst to the rear lies an exceptionally large garden extending far beyond the typical size found in the area. The substantial plot offers outstanding outdoor space for families and presents significant potential for further development. Subject to the necessary planning permissions, there is ample scope to extend the property to the rear and to create additional accommodation through dormer extensions on the upper floor.

The property is presented in clean, well-maintained, move-in-ready condition throughout. Whilst some purchasers may wish to modernise elements over time to suit their personal taste, the house requires no immediate works and can be comfortably occupied from day one.

Properties of this size, on plots of this magnitude, are rarely available in such a desirable location. Combining seven bedrooms, extensive reception space, a huge basement, substantial gardens and exciting future development potential, this remarkable family home represents an exceptional opportunity and outstanding value at the asking price of £1,275,000.

Early viewing is highly recommended to fully appreciate the scale, versatility and potential this unique home has to offer.

Tenure: Freehold
Parking options: Driveway
Garden details: Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

































































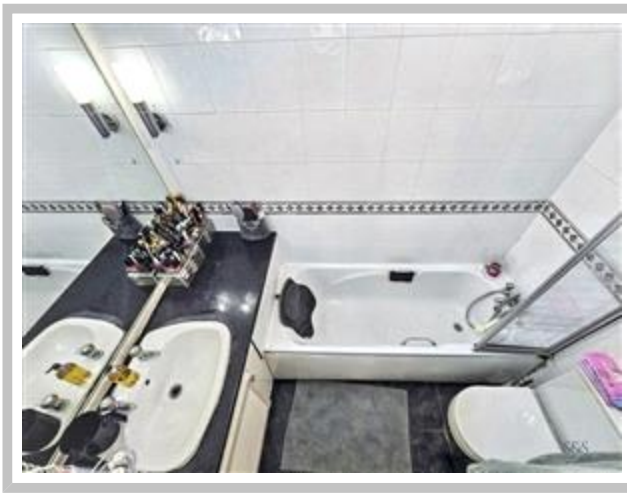








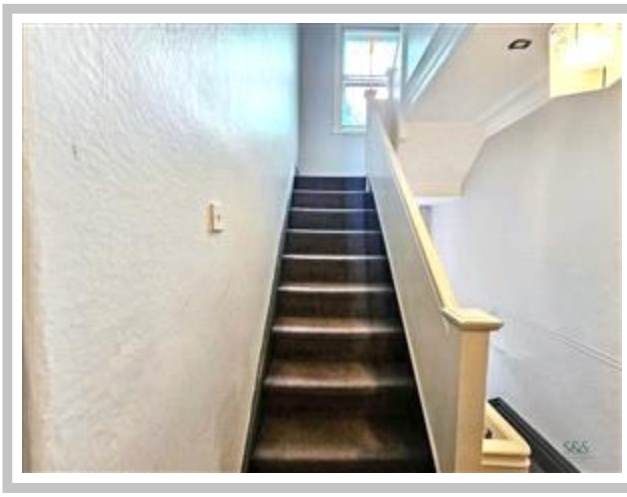








































<u>TENURE</u>: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.