



58 Waterpark Road, Broughton Park, M7 4JL



Key Features

- Individual detached family home
- Well screened for privacy
- Three spacious reception rooms
- Kitchen with doors to the garden
- Utility room & space for second kitchen
- Six double bedrooms
- Three ensuites and house bathroom
- Double garage with electric door
- Highly sought after location
- An extremely rare opportunity



Offered to the market for the first time in over 45 years is this much-loved six-bedroom detached family home, located in the heart of Broughton Park.





Upon arrival, the property is accessed via electric vehicular and pedestrian gates, leading to an ornamental pond and bridge to the formal entrance. Inside, a grand reception hallway with tiled flooring and intricate ceiling details sets the stage for this splendid home. The formal sitting room features tiled flooring, curved windows, and a full height window to the rear garden and connects to an additional sitting area/games room with double doors to the garden. There is also a second reception room at the front of the property.

The open-plan kitchen/dining room is a standout feature, with enough space to comfortably seat 20 guests. The kitchen area boasts a range of wall and base units, granite worktops, space for a fridge/freezer, an integrated dishwasher, space for a range style cooker and a sliding door leading to the garden. Adjacent to the kitchen is a utility room housing the gas central heating boiler, an additional room with plumbing for a second kitchen and a fully tiled W.C.

To the first floor, a spacious landing leads to six double bedrooms, three of which have ensuite bathrooms/shower rooms. A large family bathroom and a storage cupboard housing the hot water tank complete this level.

The property's grounds, approximately 0.2 acres, offer a private sanctuary with a six foot wall, mature trees, a decked seating area, a lawn and an ornamental pond with a bridge. Additional features include a detached double garage with an electric door and off street parking for several cars.

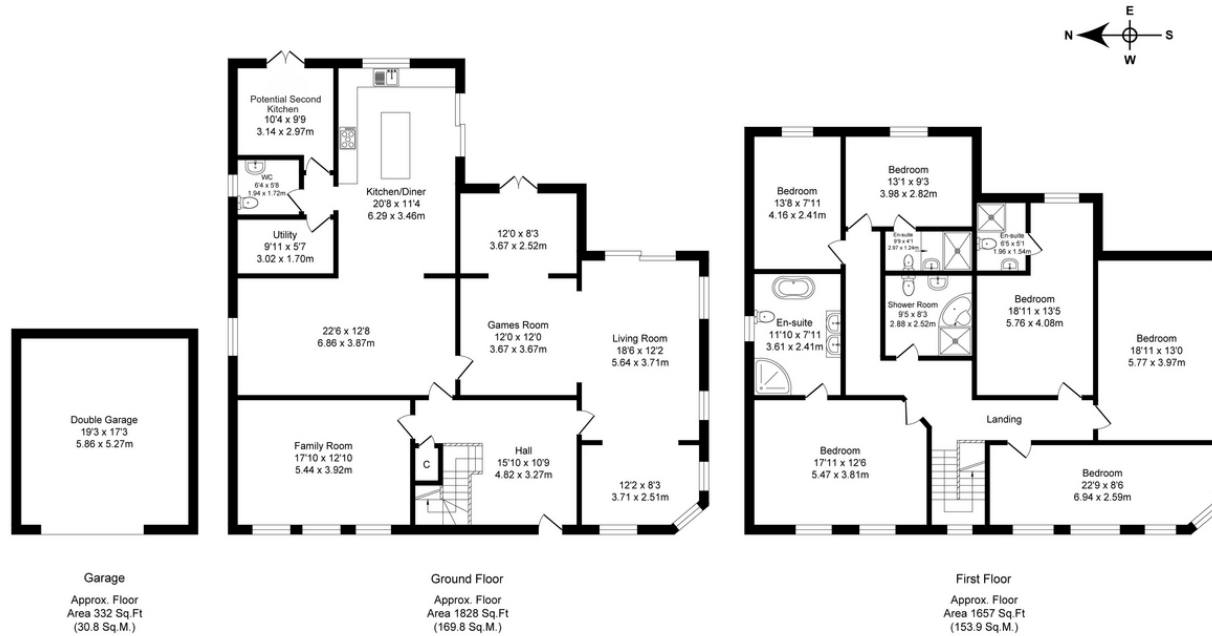
Broughton Park is a suburb in Salford, Greater Manchester, lying south of Prestwich. It encompasses Broughton Park, Higher Broughton, and Lower Broughton. The area is home to Albert Park, which offers a multi-use games area, bowling green, all-weather sports pitch, and children's play area.

Services: The property benefits from mains water, electricity, drainage, and gas.



Waterpark Road, Salford
Total Approx. Floor Area 3817 Sq.ft. (354.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: G
Council Authority: Salford City Council

