



19 Kenilworth Road, Sale, M33 5DU

£875,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan Fishwick

£875,000

- Stunning Family Home
- Open Plan Living
- Kitchen / Dining / Living Space
- Ashton on Mersey Catchment
- Extended Semi Detached
- Four Double Bedrooms
- Modern High Spec Throughout
- Generous South East Facing Garden
- Tax Band E, EPC C

This truly stunning four double bedroom family home, with generous garden, has been extended and meticulously designed throughout. Situated in the sought after leafy suburbs of Sale, with great motorway transport links and in catchment for the popular Ashton on Mersey High School.

This fabulous home offers over 2260 SQ FT of living space with generously proportioned and flexible accommodation throughout. Briefly comprising; tiled storm porch, impressive entrance hallway, modern open plan kitchen/dining/ living space with 2.5m length island finished in quartz and bifolds onto the garden, separate formal living room, additional reception room used as a play room, utility room, down stairs WC complete the ground floor. A contemporary staircase leads to the first floor where you will find three double bedrooms and a family bathroom, the master bedroom benefits from walk in wardrobe and en suite shower room. To the second floor a fourth double bedroom with additional WC and ample storage in the eaves.

Externally there is a driveway for three cars with electric charging point and an extensive enclosed lawned garden to the rear, with lovely patio area for seating. This property is immaculate and will not disappoint anyone who views!!



## Storm Porch

Entrance Hallway 5'10" x 17'0" (1.8 x 5.2)

Reception Room/ Guest Bedroom 10'9" x 9'10" (3.3 x 3)

Living Room  
11'5" x 14'6" into the bay (3.5 x 4.42 into the bay)

Downstairs WC 4'11" x 3'3" (1.5 x 1)

Kitchen / Dining / Living Space 31'5" x 20'0" (9.6 x 6.1)

Utility Room 5'2" x 4'11" (1.6 x 1.5)

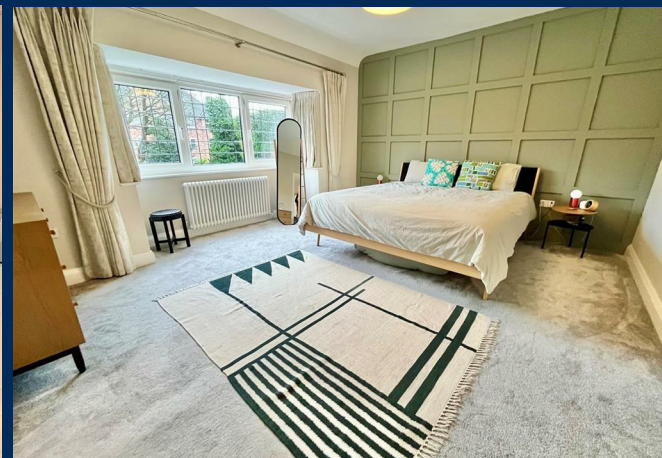
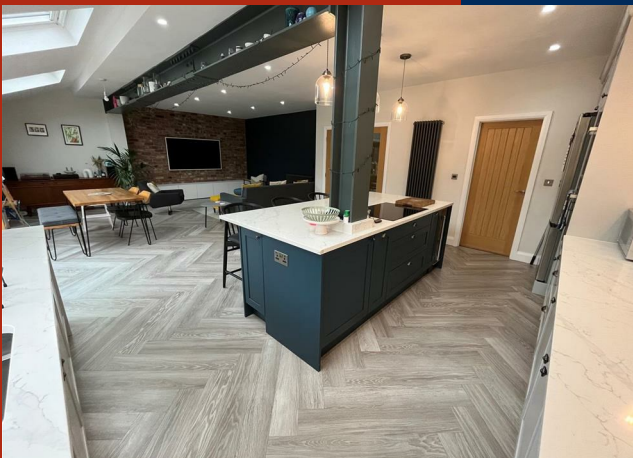
## FIRST FLOOR

Master Bedroom 15'1" x 14'1" into bay (4.6 x 4.3 into bay)

En Suite Shower Room 6'10" x 4'7" (2.1 x 1.4)

Bedroom Two 11'9" x 14'5" into bay (3.6 x 4.4 into bay)

Bedroom Three 17'0" x 10'4" into bay (5.2 x 3.17 into bay)



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*Jordan fishwick*

Why take a risk?  
Sell Smarter



Bathroom  
9'6" x 8'10" (2.9 x 2.7)

SECOND FLOOR

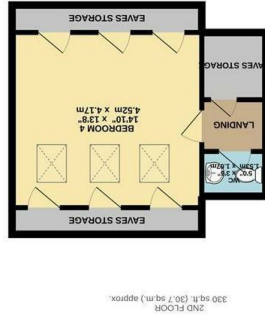
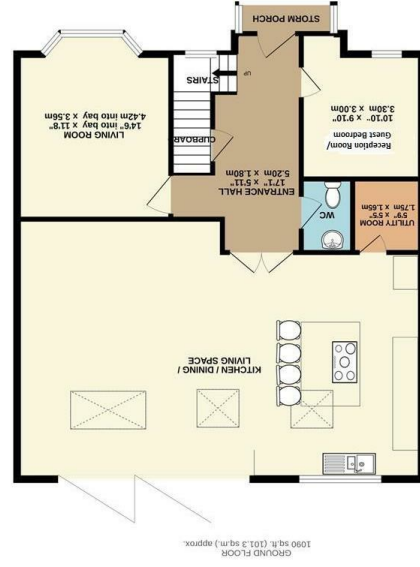
Bedroom Four  
14'9" x 13'8" (4.5 x 4.17 )

WC  
4'11" x 3'3" (1.5 x 1)

EXTERNALLY



## Floor Plans



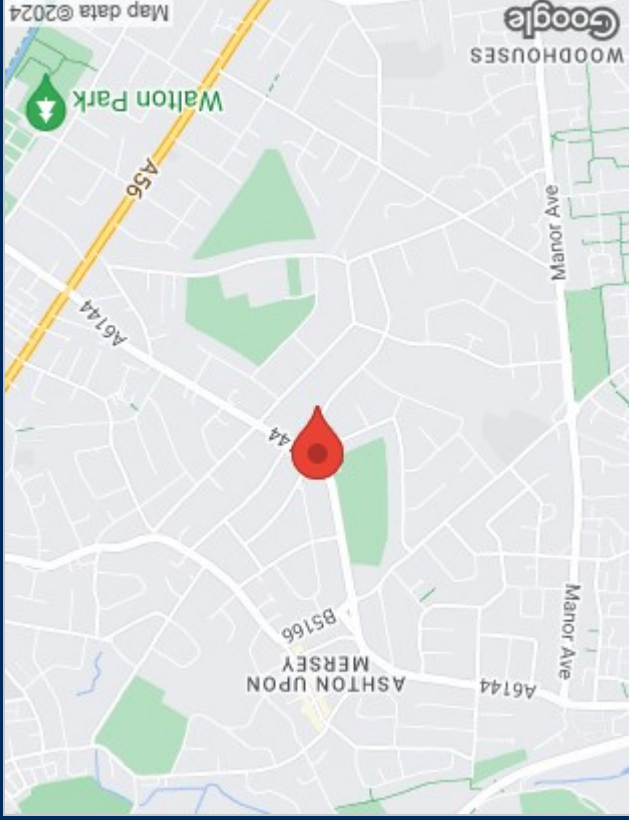
TOTAL FLOOR AREA: 2265 sq.ft. (210.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
77	69
Very energy efficient - lower running costs (92 plus) 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 & Wales EU Directive 2002/91/EC	

## Energy Performance Graph



## Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves at this prior to purchasing.