



Yates

*Jordan Fishwick*

# 19 Kenilworth Road, Sale, Cheshire, M33 5DU

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!!

## £875,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### Kitchen / Dining / Living Space

31'5" x 20'0"  
Modern fitted shaker kitchen with sociable 2.5m island and complementary quartz work surfaces over. Incorporating a stainless steel sink with mixer tap and drain grooves, eye-level double NEFF oven, 5 ring induction NEFF hob, integrated full size CDA dishwasher and wine cooler. Space and plumbing for American fridge freezer. Bi-folding doors with integrated blinds lead to the rear garden. Continuation of Karndean flooring, skylights and ceiling spotlights finish the look.

### Utility Room

5'2" x 4'1"  
Fitted with wall and base units. Space and plumbing for washing machine. 2.5 year combi boiler.

### FIRST FLOOR

### Master Bedroom

15'1" x 14'1" into bay  
Generous double bedroom with bay window to rear aspect. Paneled wall, carpeted flooring, ceiling light and radiator. Walk in wardrobe with hanging rails.

### Storm Porch

Outdoor pattern tiled steps with storm porch roof.

### Entrance Hallway

5'10" x 1'7"  
Spacious hallway accessed via rock door. Karndean herringbone flooring throughout.

### Reception Room/ Guest Bedroom

10'9" x 9'10"  
Reception room/ guest bedroom with window to front aspect. Carpeted flooring, spotligting and radiator.

### Living Room

11'5" x 14'6" into the bay  
Reception room with bay window to front aspect. Carpeted flooring, ceiling light point and radiator.

### Downstairs WC

4'11" x 3'3"  
Low level WC, suspended hand wash basin and spotlights.

### En Suite Shower Room

6'10" x 4'7"

Accessed via walk in wardrobe; modern tiled shower room with large cubicle shower, low level WC and vanity draw hand wash basin. Window to rear aspect.

### Bedroom Two

11'9" x 14'5" into bay

Double bedroom with bay window to front aspect. Carpeted flooring, ceiling light point and radiator.

### Bedroom Three

17'0" x 10'4" into bay

Double bedroom with a bay window and second window to front aspect. Carpeted flooring, ceiling light point and radiator.

### Bathroom

9'6" x 8'10"

Modern tiled bathroom with walk in shower cubicle, free standing bath tub, vanity drawer unit hand wash basin, low level WC. Window to rear aspect.

## SECOND FLOOR

### Bedroom Four

14'9" x 13'8"

Double bedroom with sky lights to rear aspect. Carpeted flooring, spot lighting and radiator. Useful storage in the eaves.

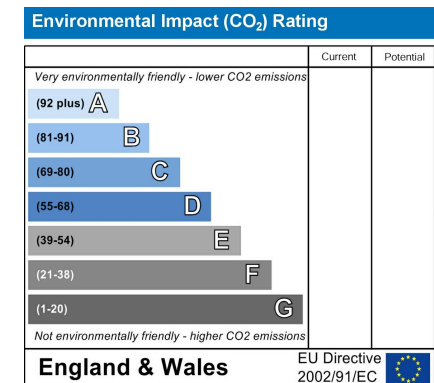
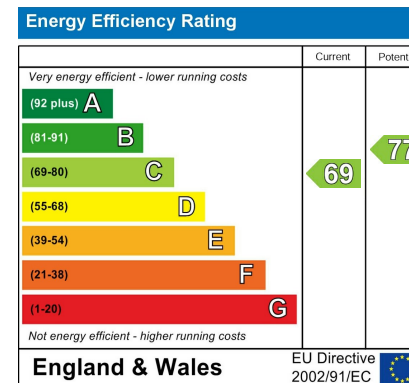
### WC

4'11" x 3'3"

Low level WC and hand wash basin.

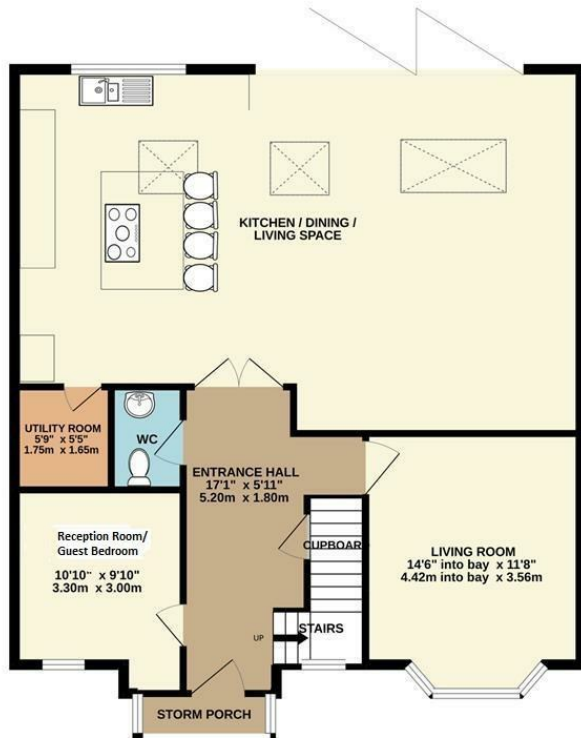
## EXTERNALLY

Externally there is a driveway for three cars with electric car charging point and to the rear an extensive enclosed South East facing garden. Mainly laid to lawn and bordered by mature shrubs and planters, with lovely porcelain tiled patio area for seating. Path leading to the bottom of the garden, giving access to the shed, power supply and a security light.

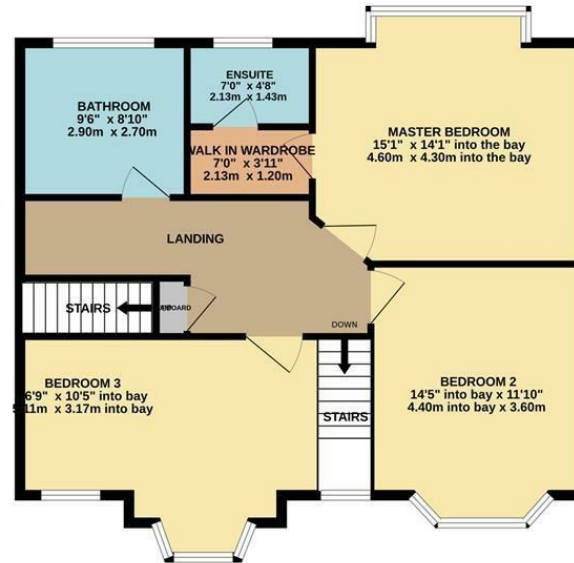




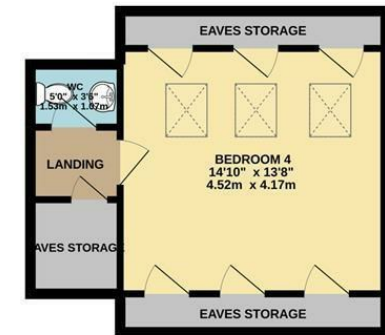
GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

