



Kenilworth Road, Sale, Trafford, M33

Guide Price: £1,250,000

Freehold

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Welcome to this impressive and beautifully presented detached residence on Kenilworth Road, nestled behind a sweeping block-paved driveway and expansive lawned front garden. Offering generous and versatile living accommodation, this home has been tastefully extended and upgraded throughout.

Upon entering through the entrance porch, you're greeted by a spacious hallway which sets the tone for the quality and space that continues throughout. To the left is a bright and elegant formal living room, featuring an attractive inglenook fireplace and dual aspect windows, flooding the space with natural light. An arched opening flows seamlessly through to the kitchen diner, making this the heart of the home.

The dining area boasts French doors leading out to the rear garden, while the kitchen is finished with timeless solid oak units painted in Farrow and Ball Purbeck Stone & Wevet, topped with stunning Star Galaxy granite worktops. Integrated appliances make for a streamlined finish, blending style and functionality.

To the front, a cosy snug or home office enjoys peaceful views across the front garden, ideal for working from home or quiet reading.

The extended section of the property adds even more versatility. A secondary hallway leads to a beautifully designed garden room, complete with bi-folding doors, underfloor heating, and a flueless gas fire, offering year-round enjoyment of indoor/ outdoor living. Additional ground floor amenities include a utility room, downstairs WC, and access to a generous garage with an electric up-and-over door, housing the heating system.

Upstairs, there are four spacious double bedrooms, each with their own unique features. The main suite is a standout, offering a feature fireplace, a luxurious dressing room with built-in shelving and hanging space, and a well-appointed en-suite bathroom with a walk-in shower, WC, and wash hand basin.

The second bedroom includes bespoke Bluebell fitted furniture, downlights, and a stylish en-suite shower room. The third bedroom also benefits from its own en-suite and fitted wardrobes, while the fourth double bedroom is complete with sliding wardrobes and a dressing table, making it ideal for guests or family.

Also serving the upper floor is a well-appointed family bathroom, fitted with a modern three-piece suite including a P-shaped bath with jacuzzi jets, WC, and wash hand basin

Externally, the rear garden is a true sanctuary. South-facing and exceptionally private, it features a generous lawned area, a morning sun patio at the rear, and an expansive Indian stone patio—perfect for entertaining. A raised decked area connects seamlessly to the garden room, blending indoor and outdoor living.



- Freehold
- EPC Grade TBC
- Council Tax Band G





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Disclaimer

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