



ASHWORTH HOLME
Sales · Lettings · Property Management



5 LITTLE EES LANE, M33 5GT
£610,000



4



2



3



DESCRIPTION

A RARE OPPORTUNITY TO ACQUIRE THIS MODERN FOUR-BEDROOM DETACHED HOME, TUCKED AWAY IN A PEACEFUL BACKWATER JUST OFF GLEBELANDS ROAD AND ENJOYING PICTURESQUE VIEWS OVER LOCAL GREENBELT LAND.

Perfectly positioned in a quiet yet convenient location, the property is within easy reach of excellent transport links, the outstanding local schools Trafford is renowned for, and is just moments from the River Mersey and the Trans Pennine Trail – ideal for those who enjoy walking, cycling, or spending time outdoors. It also enjoys picturesque views over local greenbelt land.

This immaculate home combines modern living with generous space and a beautifully maintained private garden. The ground floor accommodation includes a welcoming entrance hallway with a WC, a versatile study, and a spacious lounge with an attractive bay window. To the rear is a stunning open-plan dining kitchen, which opens into a bright conservatory leading out to the mature garden – an ideal layout for both everyday living and entertaining.

On the first floor, there are four well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room.

Externally, the rear garden is a particular highlight – mature, private, and mainly laid to lawn, with an initial patio seating area perfect for outdoor dining. To the front, a driveway provides ample off-road parking and leads to a single brick-built garage.

KEY FEATURES

- Unique 4-bed detached in peaceful backwater
- Near to the River Mersey & Trans Pennine Trail
- Modern open-plan dining kitchen
- Private mature garden with patio
- Close to transport links & Trafford schools
- Lounge with bay window & bright conservatory
- Main bedroom with wardrobes & en-suite
- Driveway parking & brick-built garage

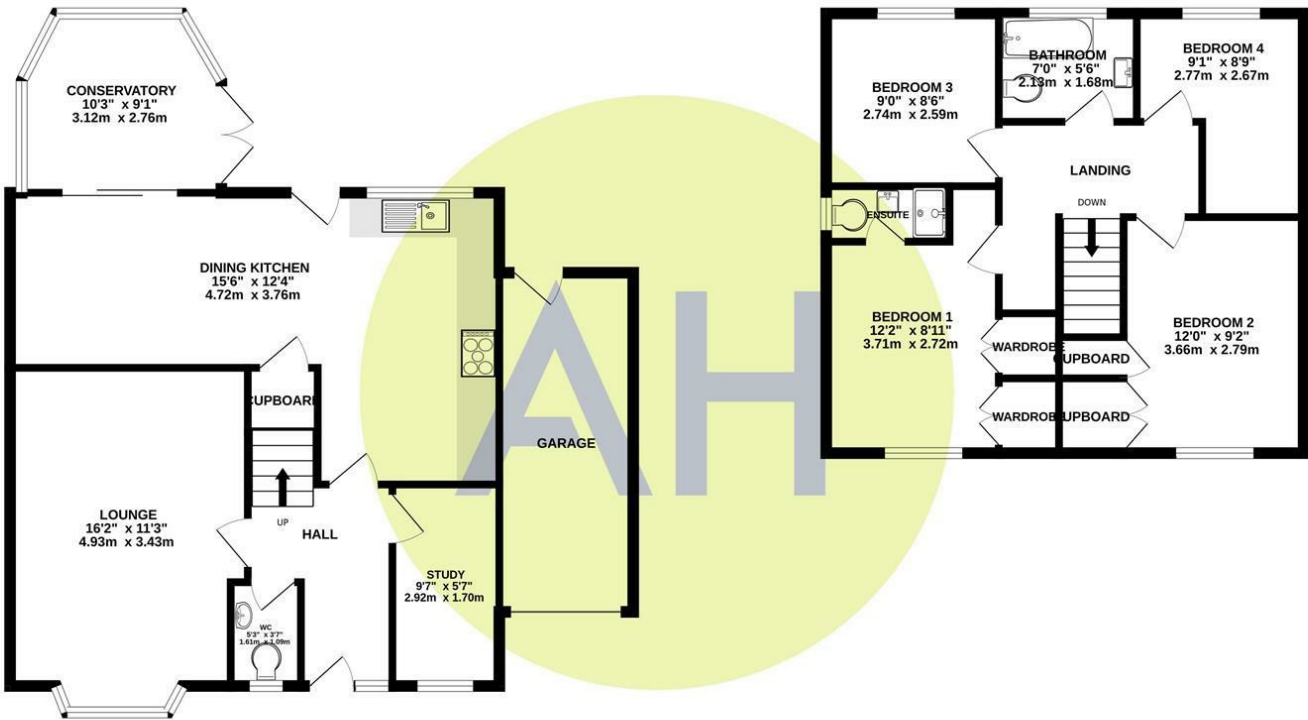






GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.