



**20 CHURCHFIELDS, M33 5NS**  
**£785,000**

 4    2    3



## DESCRIPTION

AN IMPRESSIVE FOUR BEDROOM DETACHED RESIDENCE FORMING PART OF THE HIGHLY SOUGHT AFTER AND EXCLUSIVE CHURCHFIELDS DEVELOPMENT, PRESENTED TO AN EXCEPTIONAL STANDARD AND OFFERING OVER 2100 SQFT OF BEAUTIFULLY APPOINTED ACCOMMODATION.

This superb family home occupies a quiet position within this desirable modern development and offers a perfect blend of generous living space, high-quality finishes and practical family layout. The property enjoys a master bedroom with en-suite, ample off-road parking, a detached double garage and a private, enclosed rear garden.

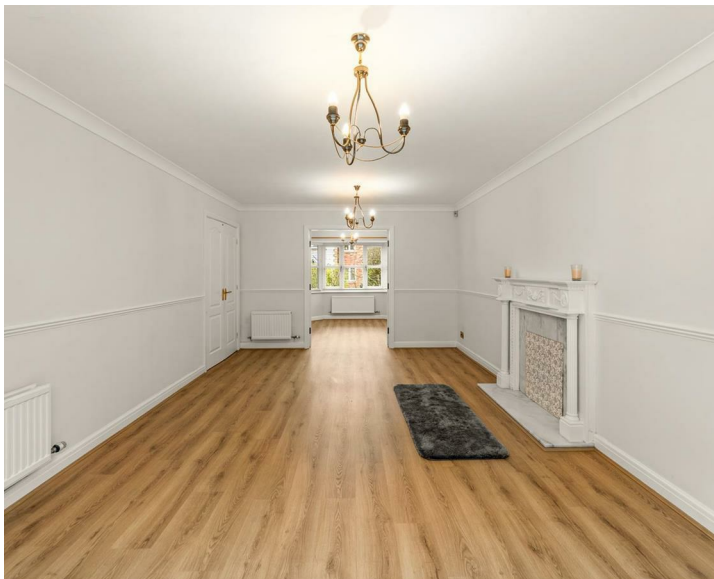
The location is a key feature, positioned within easy reach of Sale Town Centre and its range of shops, bars and restaurants, as well as excellent transport links including the Metrolink and motorway network. The property also lies within the catchment area for highly regarded local schools including Ashton-on-Mersey School.

Internally, the accommodation is both spacious and versatile. The entrance hallway leads through to a bay-fronted dining room and a superb main lounge to the rear, flooded with natural light and opening into a conservatory overlooking the garden — creating an ideal space for both everyday living and entertaining. The kitchen/diner is well proportioned and thoughtfully arranged, complemented by a separate utility room and access to a further reception room, perfect as a family room, playroom or home office. To the first floor, a generous landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for growing families. Externally, the property continues to impress with a private rear garden offering a good degree of privacy, alongside a detached double garage and ample driveway parking accessed via gates.

## KEY FEATURES

- Four bedroom executive detached residence
- Exclusive and quiet Churchfields development
- Modern kitchen/diner with separate utility
- Detached double garage
- Private and enclosed rear garden
- Circa 2118 sqft of accommodation
- Three reception rooms plus conservatory
- Principal bed with fitted wardrobes and en-suite
- Gated driveway with ample off-road parking
- No onward chain







GROUND FLOOR  
1300 sq.ft. (120.8 sq.m.) approx.

1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	

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



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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.