



37 KENILWORTH ROAD, M33 5DU
£825,000

5 2 2



DESCRIPTION

AN OUTSTANDING FIVE-BEDROOM DETACHED FAMILY HOME IN ONE OF TRAFFORD'S MOST SOUGHT-AFTER LOCATIONS

This substantial home offers almost 2,000 sq ft of light-filled living space, perfectly designed for modern family life. Generous proportions, a versatile layout and private landscaped gardens make it an ideal choice for families seeking both comfort and convenience.

At the heart of the home is an impressive open-plan living, dining and kitchen space, complete with a breakfast bar and family area. Sleek aluminium bi-folding doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A spacious lounge with feature fireplace, utility room, downstairs WC, and integral garage further enhance the practicality of the layout. Upstairs, five well-proportioned bedrooms provide ample accommodation, including a superb principal suite with en-suite shower room. A large family bathroom serves the remaining bedrooms. The property is warmed by gas central heating and benefits from double glazing throughout.

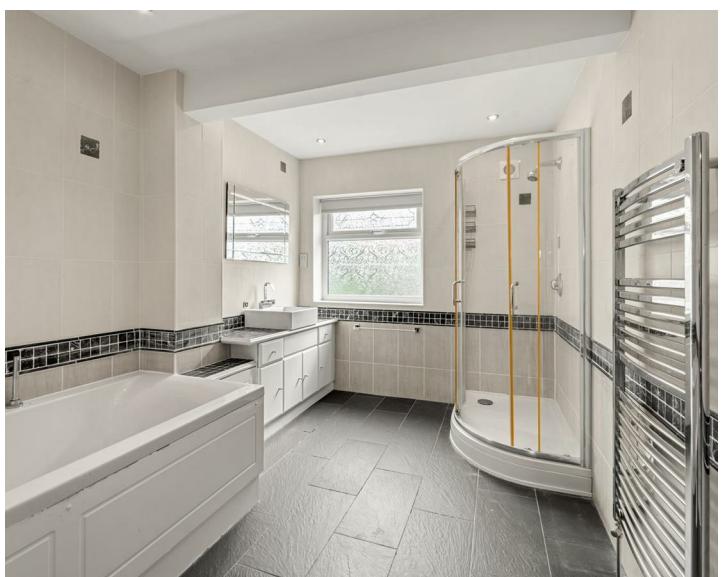
Externally, the rear garden is a true highlight—mainly laid to lawn with mature planting and a patio for entertaining, offering both privacy and charm. To the front, a gated driveway provides parking for several vehicles and leads to the integral garage.

Perfectly located within the catchment area for outstanding primary and secondary schools, and just a short distance from excellent transport links and local amenities, this home is sure to appeal to families seeking space and flexibility. Offered for sale with no onward chain.

KEY FEATURES

- Spacious five-bedroom detached family home
- Stunning open-plan living/dining kitchen
- Lounge with feature fireplace & bay window
- Gated driveway and integral garage
- Almost 2,000 sq ft of versatile accommodation
- Bi-folding doors opening onto the garden
- Principal bedroom with en-suite plus
- Private landscaped gardens to the rear

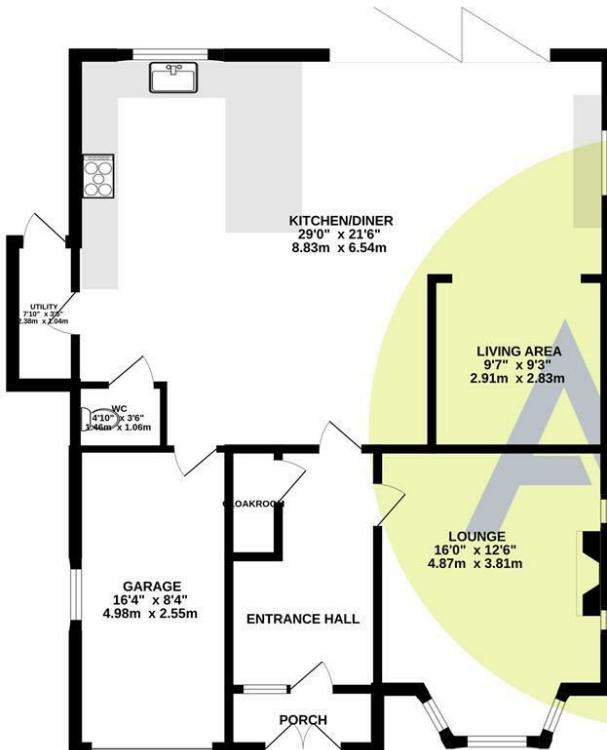




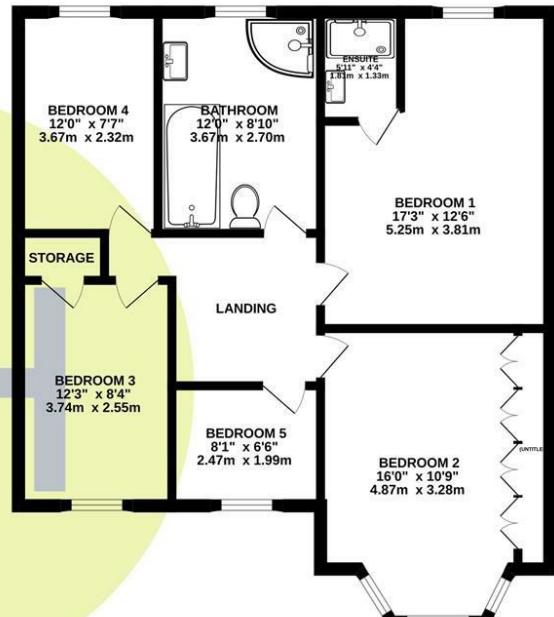
FLOOR PLANS



GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 1935 sq.ft. (179.8 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) 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	



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