



jordan fishwick

67 KENILWORTH ROAD SALE M33 5DA
£1,250,000

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A spectacular detached family residence extending to approximately 2930 SQFT with landscaped gardens and private gated in/out driveway. Situated off Moss Lane, one of the most sought after locations in Sale, which puts the property within easy reach of Sale Town Centre and falls within catchment of the highly regarded schools Trafford is renowned for, including Sale Grammar School and Ashton-on-Mersey High School. Meticulously designed by ARC Design Architects this property offers well thought out accommodation across two floors. Briefly comprising; grand entrance hall, cloakroom with fitted storage, downstairs WC, office with fitted storage, unique bay fronted lounge, utility room, fabulous breakfast kitchen with island and fitted appliances, open to dining room and further sitting room. To the first floor, a spacious landing, the master bedroom suite, with dressing room and en suite shower room, two more bedrooms with en suite facilities, a further fourth bedroom and a family bathroom. Externally, the property boasts a large in/out driveway with EV Charge Point, secured by electric gates. To the rear, a beautiful landscaped garden, mainly laid to lawn with patio areas for seating and luxury garden room. CCTV and Alarmed. Council Tax Band G. EPC Rating TBC.

Entrance Hall
13'9" x 17'8"
Grand entrance hall with double height ceiling and glass balustrade staircase. Herringbone Karndean flooring, striking pendant light fitting, spotlighting and two radiators.

Lounge
22'7" x 13'9"
Double doors with glass inserts open to the spacious lounge. Feature, box window to front aspect, two windows to side aspect, carpeted flooring, spotlighting and radiators. Double doors with glass inserts lead to dining room.

Kitchen
20'1" x 19'1"
Impressive area flooded with natural light from the sliding patio doors and large sky light. Sleek fitted kitchen with integrated appliances and breakfast island. Integrated appliances include, induction hob, eye level ovens and microwave, fridge freezer, dishwasher and sink with hot water tap. Tiled flooring, ceiling spotlights and ceiling light point.

Sitting Room
11'1" x 12'5"
Additional reception room, currently used as sitting room with picture window enjoying views of the rear garden. Smaller window to side aspect, tiled flooring, spotlighting and aircon unit.

Dining Room
11'1" x 12'1"
Picture window to rear aspect, smaller window to side aspect. Tiled flooring, ceiling and wall light points.

Utility Room
10'9" x 5'10"
Utility room with good range of wall and base units, space and plumbing for washing machine and dryer. Tiled flooring, spotlighting and door for side access to property.

Cloakroom
8'2" x 6'2"
Fitted mirrored storage space. Herringbone Karndean flooring and spotlights.

Downstairs WC
3'11" x 6'10"
Part tiled with low level WC and wall hung hand wash basin.

Office
8'10" x 8'10"
Home office with fitted storage, window to side aspect, herringbone Karndean flooring and spotlighting.

Store (Part Garage)
5'2" x 14'9"
Electric door. Room for bike storage. Also housing the boiler and water tank.

First Floor

Master Bedroom
16'0" x 16'4"
Master suite spanning the full depth of the property comprising impressive features such as the vaulted ceiling and feature bathtub with freestanding black tap and shower hose. The bedroom is fitted with three UPVC windows facing the front and side aspects, ceiling spotlighting, carpeted flooring, aircon unit, radiator and benefits from access to the dressing room and en-suite shower room.

Dressing Room
10'11" x 9'6"
Fitted with a range of hanging space and drawers offering ample storage. Carpeted flooring, ceiling spotlighting and access to the en-suite shower room.

En-suite
5'6" x 11'1"
Immaculate wet room fitted with: wall hung wash basin, wall hung WC with enclosed cistern and double shower. Polished tiled walls, tiled flooring, UPVC window to the rear aspect, chrome towel radiator and ceiling spotlighting.

Bedroom Two
12'9" x 12'1"
Double bedroom with an array of modern fitted wardrobes, two windows to the front aspect, radiator, carpeted flooring and ceiling spotlighting. Benefiting from access to an en-suite shower room.

En-suite Shower Room
7'2" x 4'7"
Three piece suite comprising; WC, wash basin and thermostatic mains shower unit. Modern tiling, extraction fan, ceiling spotlighting and chrome towel radiator.

Bedroom Three
11'1" x 11'9"
Double bedroom with two windows overlooking the garden to the rear, radiator, carpeted flooring and ceiling spotlighting. Benefiting from access to an en-suite shower room.

En-suite Shower Room
7'2" x 4'7"
Three piece suite comprising; WC, wash basin and thermostatic mains shower unit. Modern tiling, extraction fan, ceiling spotlighting and chrome towel radiator.

Bedroom Four
9'6" x 14'6"
Fantastic size fourth bedroom, with window overlooking the garden to the rear, radiator, carpeted flooring and ceiling spotlighting.

Family Bathroom
6'2" x 9'6"
Part tiled bathroom with three piece suite; bathtub, low level WC and pedestal hand wash basin. Spotlighting and window to rear aspect.

Externally
Externally, the property boasts a large in/out driveway with EV Charge Point, secured by electric gates. To the rear, a beautiful landscaped garden, mainly laid to lawn with patio areas for seating. CCTV, garden lighting and power supply to the patio area where the gazebo is. The gazebo is not a permanent fixture and is up for negotiation.



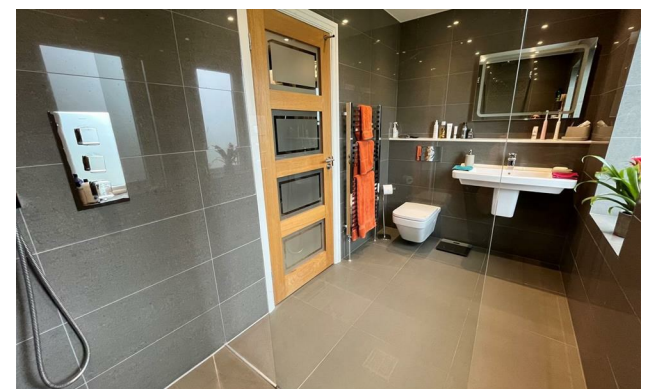
GROUND FLOOR
1712 sq.ft. (159.0 sq.m.) approx.



1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 2939 sq.ft. (273.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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	