



**2 HOMELANDS ROAD, M33 4BE**  
**£925,000**



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## DESCRIPTION

A TRULY IMPRESSIVE AND BEAUTIFULLY REMODELLED DETACHED FAMILY HOME, OFFERING APPROXIMATELY 2,476 SQ FT OF VERSATILE LIVING SPACE ARRANGED OVER THREE FLOORS, IDEALLY SUITED TO MODERN FAMILY LIVING.

At the heart of the home is a stunning open-plan living, dining and kitchen space, fitted with aluminium sliding doors opening onto the rear gardens and creating a seamless connection between indoor and outdoor living. This is complemented by three further reception rooms, offering excellent flexibility for family life, home working or entertaining.

The property is situated within a highly sought-after residential area, falling within the catchment for local Grammar Schools and Ashton-on-Mersey School.

The current vendors have extensively remodelled, extended and refurbished the property throughout, including the addition of a striking zinc-clad dormer loft conversion, which adds a contemporary finish to this impressive family home.

The accommodation briefly comprises: entrance hallway, lounge, second reception room (currently used as a games room), an impressive open-plan living/dining kitchen, utility room, downstairs WC and a home office. To the first floor are four well-proportioned double bedrooms and a family bathroom.

The second floor forms a superb, largely self-contained principal suite, ideal for parents, teenagers or guests, comprising a generous bedroom, a luxury en-suite bathroom with

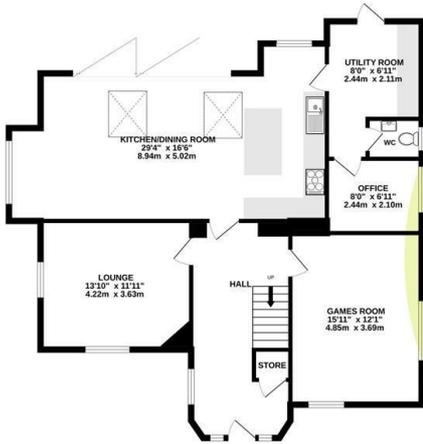
## KEY FEATURES

- Five double bedrooms over three floors
- Three reception rooms plus utility
- Remodelled, extended and refurbished
- Private, low-maintenance gardens
- Self contained master suite
- Open-plan living/dining kitchen
- Luxury principal bedroom with en-suite
- Zinc-clad dormer loft conversion
- Off-road parking for multiple vehicles
- Freehold

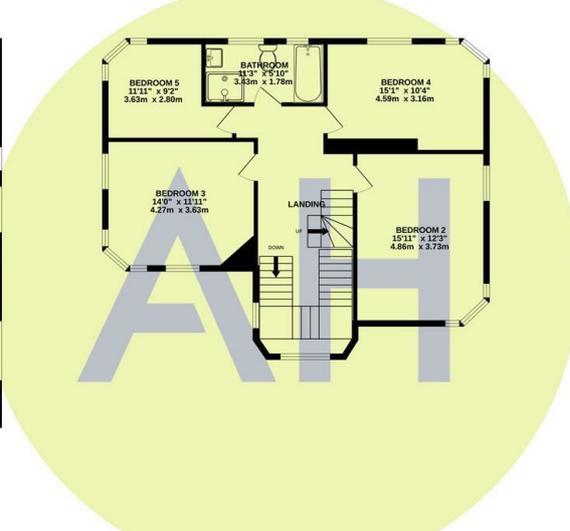




GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 2476sq.ft. (230.0 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	53	69

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		