



£925,000

2 HOMELANDS ROAD M33 4BE

£925,000

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 freestanding bath and premium Duravit sanitaryware, along with a separate media room which could also serve as a private sitting room or study.

Externally, the property benefits from private and well-maintained gardens to the rear and side, finished with artificial lawn for year-round enjoyment. To the front, there is off-road parking for up to three vehicles.

Offered with NO ONWARD CHAIN, this is a rare opportunity to acquire a substantial, high-quality family home in excellent condition.



KEY FEATURES



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



KEY FEATURES



A truly impressive and beautifully remodelled five-bedroom detached family home, offering 2476 sq ft of flexible living space over three floors. Boasting a stunning open-plan living/dining kitchen with aluminium sliding doors, three further reception rooms, a luxurious principal bedroom with en-suite, and beautifully presented gardens, this is a rare opportunity to acquire a substantial home in a highly sought-after location with excellent school catchments.



SEE FLOORPLAN FOR
DIMENSIONS

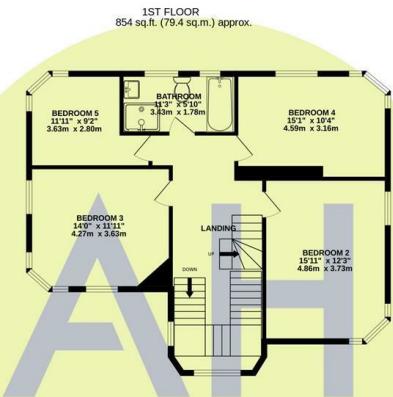
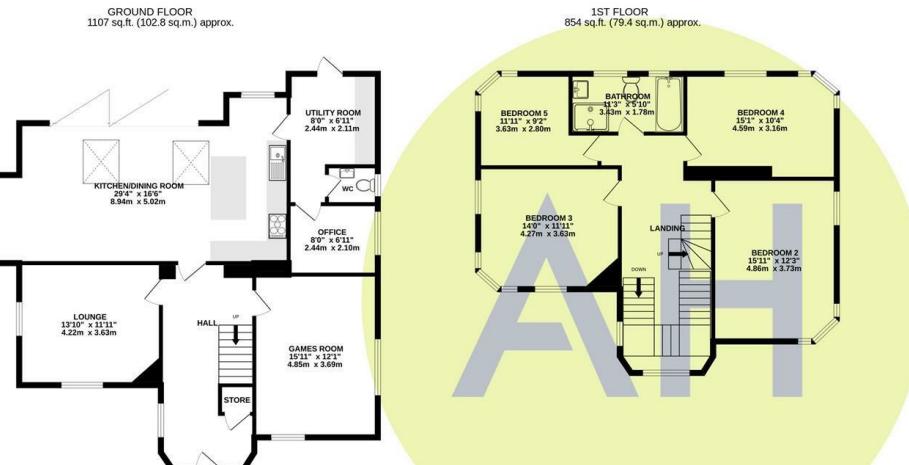


LOCATION

Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.

FLOOR PLANS

AH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	69
(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		

AH

ASHWORTH HOLME

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

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OnTheMarket.com

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CMP™
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DPS
Deposit Protection Service

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.