



ASHWORTH HOLME
Sales · Lettings · Property Management



28 KIRKLANDS, M33 3SG
£565,000



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DESCRIPTION

A SPACIOUS AND VERSATILE FOUR/FIVE BEDROOM LINK-DETACHED FAMILY HOME, OCCUPYING A QUIET CUL-DE-SAC POSITION WITHIN THE EVER-POPULAR KIRKLANDS DEVELOPMENT, COMPLETE WITH OFF-ROAD PARKING AND AN ENCLOSED REAR GARDEN.

Offering generous and flexible accommodation, this well-proportioned home provides an excellent opportunity for buyers looking to create a long-term family property to their own taste. The ground floor includes a spacious living room opening through to the kitchen/dining room, together with a conservatory overlooking the rear garden.

The former garage has been converted to provide a useful additional reception room, currently utilised as a fifth bedroom, complete with its own en-suite shower room. This offers excellent flexibility for guests, older children, home working or multi-generational living.

To the first floor are four well-sized bedrooms and a family bathroom, while externally there is ample driveway parking to the front and a private enclosed garden to the rear.

The kitchen and bathroom would benefit from some updating, giving the next owner an excellent opportunity to modernise the property to their own taste.

Kirklands is a highly regarded residential development, particularly popular with families thanks to its peaceful setting and convenient access to local amenities. Well-regarded schools, parks and green spaces are close by, while the Metrolink and surrounding transport links provide easy access towards Sale, Altrincham and Manchester city centre.

KEY FEATURES

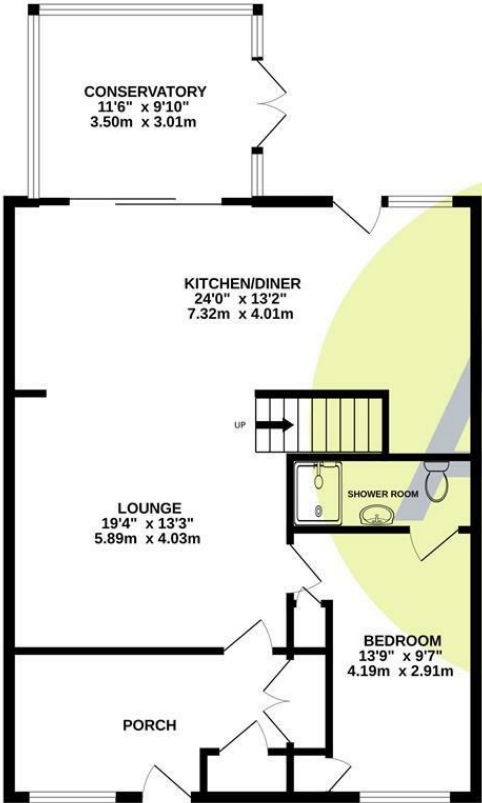
- Four/five bedroom family home
- Popular Kirklands development
- Converted garage with en-suite
- Ample off-road parking
- A moment from the Metrolink
- Quiet cul-de-sac position
- Spacious living accommodation
- Conservatory overlooking garden
- Private enclosed rear garden
- Brooklands Primary catchment



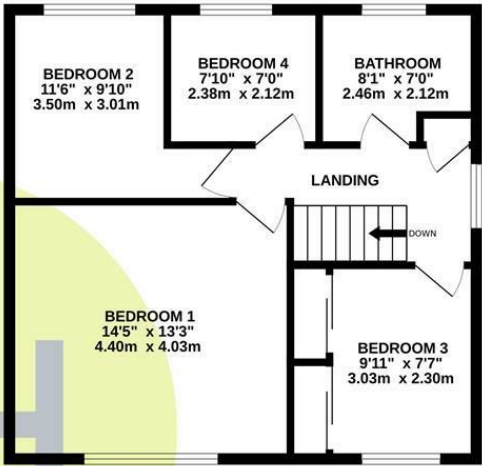




GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



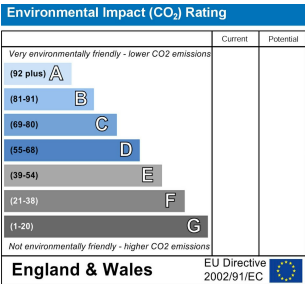
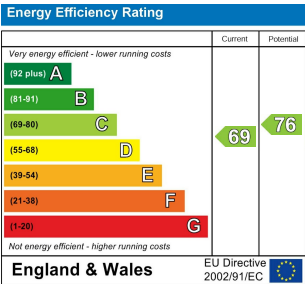
1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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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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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