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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 9 Walton Road

Sale, Greater Manchester, M33 4AA



£475,000





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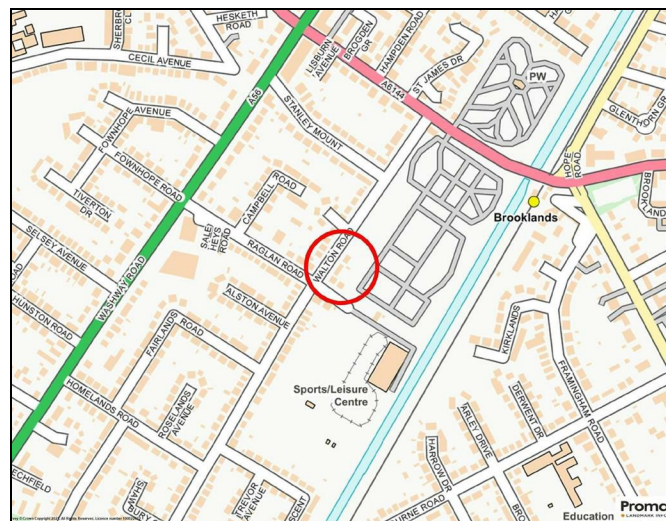


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A BEAUTIFUL, LARGER THAN AVERAGE SEMI DETACHED WHICH ENJOYS OVER 1000 SQFT OF ACCOMMODATION. WONDERFUL LOCATION NEXT TO WALTON PARK, IDEAL FOR METROLINK AND SCHOOLS. LARGER THAN AVERAGE BED 3.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Larger than average Third Bedroom. Bathroom. Long Driveway. Wonderful Private Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A beautiful, larger-than-average, Three Bedroomed Semi-Detached which enjoys over 1000 sqft of Accommodation.

The property enjoys a lovely position on this popular road, literally next to Walton Park, access to the Canal walks and ideal for several of the popular Schools.

The design is full of character, much more interesting than similar houses with part-rendered and brick elevations and a tall black and white apex.

In addition to the Accommodation, there is ample Driveway Parking, Detached Garage and beautiful, good-sized Private rear Garden.

An internal viewing will reveal:

Entrance Porch having a leaded, uPVC double glazed, double doors to the front. Step-up to an opaque, uPVC double glazed door with windows flanking both sides and above. Opening into the Entrance Hallway.

Entrance Hall. A wonderful, large Entrance into the property having a spindled staircase rising to the First Floor with large, useful under stairs storage cupboard. Coved ceiling, dado rail. panelled doors then open to the Lounge, Dining Room and Kitchen.

Dining Room. A superb, large Reception Room having a uPVC double glazed, wide, square bay window to the front elevation. Attractive fireplace feature to the chimney breast with living flame, coal-effect gas fire. Coved ceiling. Dado rail surround.

Lounge. Another lovely Reception Room having a set of uPVC double glazed French doors opening out onto the rear Garden. Raised, inset fireplace feature to the chimney breast with living flame, coal-effect gas fire. Cove ceiling. Picture rail surround.

Kitchen fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl, stainless steel sink unit with mixer tap. Ample space for additional freestanding appliances. uPVC double glazed window to the rear elevation providing lovely views over the Garden. Opaque, uPVC double glazed door opens to the side.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the Half Landing. Panelled doors open to the Three Bedrooms, Bathroom and Separate WC. Large Loft access opening. Coved ceiling.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window to the front elevation. Built-in wardrobes to the full length and height of one wall. Picture rail surround.

Bedroom Two. Another well-proportioned Bedroom having a uPVC double glazed window to the rear elevation providing fabulous views over the rear Garden. Picture rail surround.

Bedroom Three. A larger than average Third Bedroom having a uPVC double glazed window to the front elevation. Picture rail surround.

The Bathroom is fitted with a suite comprising of: corner shaped panelled bath with thermostatic shower over, pedestal wash hand basin. Tiled walls. Opaque, uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the side elevation.

Outside, there is a useful brick-built Store attached to the house which also houses the gas central heating boiler.

To the front, the property has a large Driveway which provides ample Off Street Parking.

To the rear, there is a large, brick-built Detached Garage.

The Gardens are wonderful, to the rear there is a good-sized established Garden which feels incredibly private as there are no houses behind!

A superb example of its type!

Approx Gross Floor Area = 1008 Sq. Feet  
(exc. Boiler Store) = 93.6 Sq. Metres

