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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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113 Walton Road

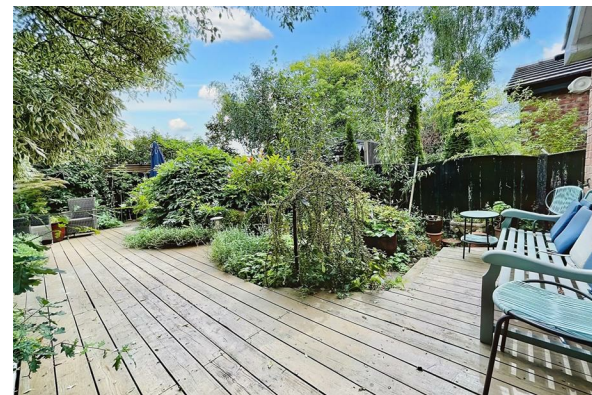
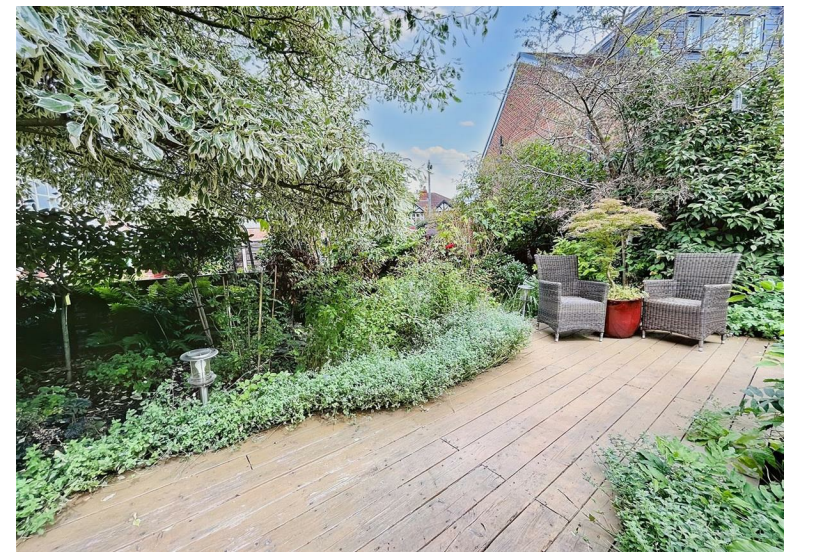
Sale, M33 4DR



£575,000

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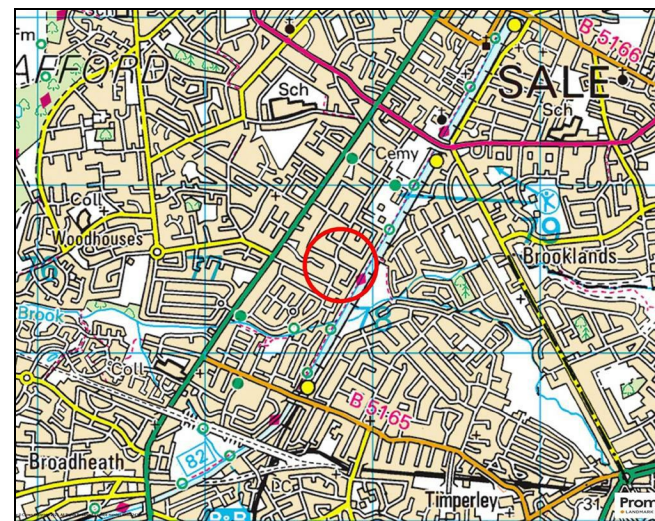
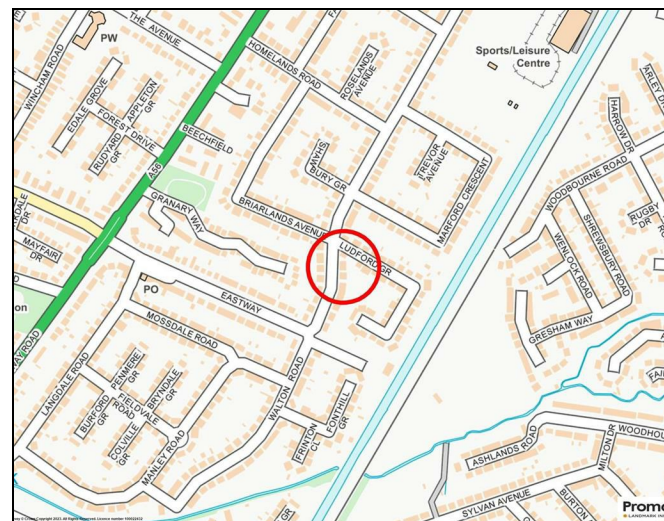


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, UPDATED AND EXTENDED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO EXCELLENT SCHOOLS, THE OPEN SPACE OF WALTON PARK AND THE METROLINK. 1300SQFT

Porch. Hall. Dining Room. Lounge. Live In Breakfast Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Driveway. 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 superbly presented, extended, updated and improved traditional double height, bay fronted Semi Detached family home located in this most highly popular area with the open space of Walton Park and Canal side walks on the doorstep and with walking distance of Brooklands Metrolink. In addition, the property is also ideally located within walking distance of Tyntesfield Primary School, Sale Grammar School and Ashton on Mersey.

The property offers fantastic family accommodation arranged over Two Floors, extending to approximately 1300 square feet and is beautifully presented throughout with high specification kitchen and bathroom fittings and some delightful traditional features including impressive fireplaces to the reception rooms.

The accommodation provides Two Reception Rooms to the Ground Floor in addition to a 270 square foot Breakfast Kitchen and to the First Floor are Three good sized Bedrooms, served by the stylishly appointed Bathroom and in addition there is a Second Shower Room located on the Ground Floor.

Externally, there is a Driveway providing good off road Parking and to the rear the Garden is particularly attractive, set out with substantial areas of timber decking, enclosed with deep maturely stocked borders of shrubs, trees and plants creating a delightful outside space.

Comprising:

Enclosed Porch with windows and door to the front elevation. Stained and leaded glass feature door with windows flanking leading to an Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stained and leaded glass window to the side elevation. Picture rail surround. Dado rail surround. Coved ceiling. Access to useful understairs storage.

Ground Floor Wet Room fitted with a modern white suite and chrome fittings, providing a shower with dual attachments, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque window to the front elevation. Built in storage cupboard housing the wall mounted gas central heating boiler. Chrome finish heated towel rail. Extractor fan.

Lounge with bay window to the rear elevation enjoying views over the gardens to the rear. To the chimney breast there is white cast iron fireplace with gas living flame, coal effect fire and marble hearth. Picture rail surround. Dado rail surround. Coved ceiling.

Dining Room with wide bay window to the front elevation. To the chimney breast there is an impressive cast iron fireplace feature with tiled hearth. Picture rail surround. Dado rail surround. Coved ceiling.

Superb 270 square foot Live In Breakfast Kitchen with vaulted ceiling with four inset Velux windows and there are two sets of French doors and an additional window to the side elevation making this a naturally light and bright space. The Kitchen is fitted with an extensive range of base and eye level units with Corian worktops over, inset into which is Corian integrated double sink unit with mixer tap over and separate attachments. The units incorporate an Island unit with Corian worktop and plenty of space either side for stools. Integrated appliances include a washing machine, dishwasher and microwave oven. Space for a Rangemaster cooker and an American style fridge freezer.

To the First Floor Landing there is access to Three good sized Bedrooms, served by a Bathroom. Stained and leaded glass window feature to the side elevation. Loft access point with pull down ladder to boarded Loft. Picture rail surround.

Bedroom One with window to the rear elevation enjoying views over the gardens to the rear. Picture rail surround. Dado rail surround. Extensive modern built-in wardrobe with sliding contemporary mirrored doors. Inset halogen lighting.

Bedroom Two with bay window to the front elevation. Picture rail surround. Dado rail surround.

Bedroom Three is a good sized Third Bedroom with window to the front elevation. Picture rail surround. Dado rail surround.

The Bedrooms are served by a contemporary Bathroom fitted with a traditional suite, providing a double ended standalone bath with shower attachments over, walk in wet room style shower with dual attachments and glazed door, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation. Extractor fan.

Externally, there is a paved Driveway providing off road Parking and a low maintenance Garden frontage, enclosed within timber fencing and brick walling.

To the rear, the Garden is designed with a decked patio area adjacent to the back of the house, accessed via two sets of French doors from the Breakfast Kitchen and as well as a paved patio area. Beyond, the Garden is laid to lawn with deep maturely stocked borders with a variety of plants, shrubs and trees.

A superb styled house is in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1300 Sq. Feet
= 120.51 Sq. Metres

