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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 8 Walton Road

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£735,000

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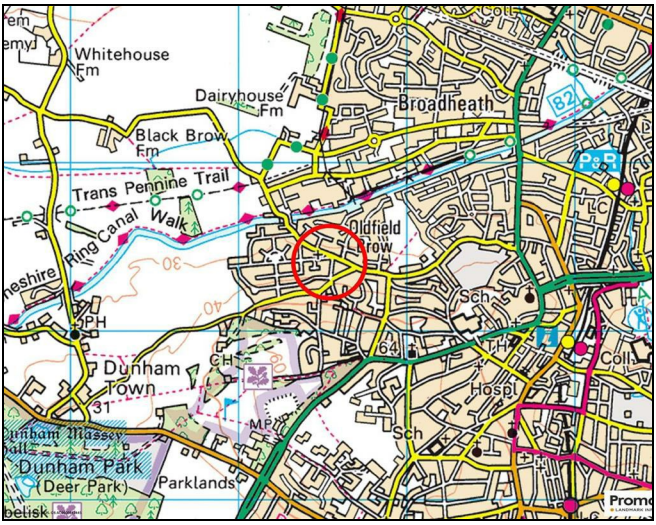
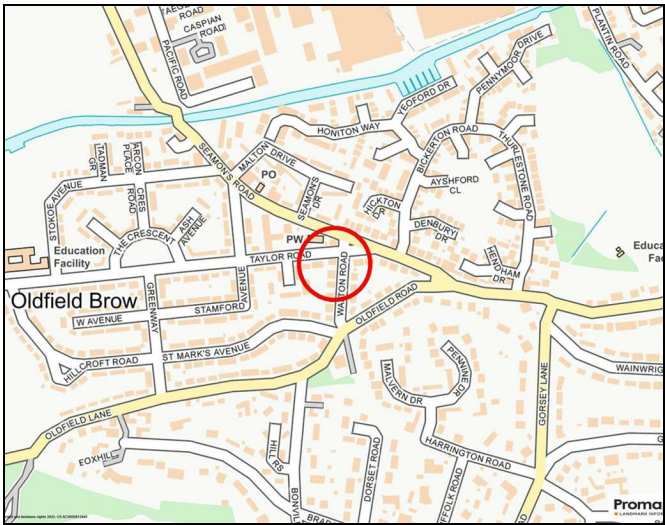
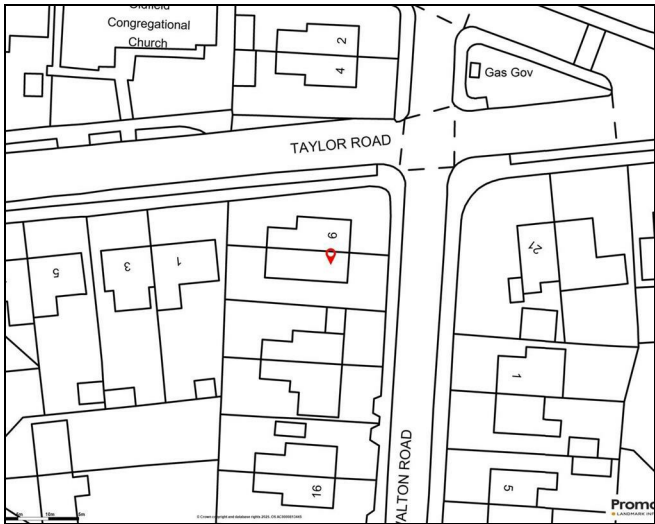
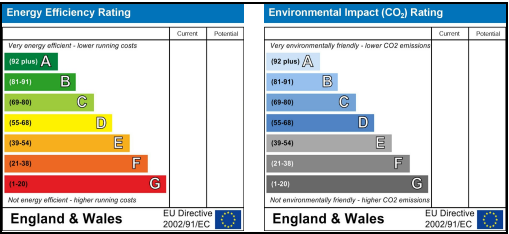
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# energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED AND SUPERBLY PROPORTIONED, EDWARDIAN SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO THE OPEN SPACE OF JOHN LEIGH PARK AND EXCELLENT LOCAL SCHOOLS. 1545SQFT

Porch. Hall. Lounge. 450sqft Open Plan Living Room and Dining Kitchen. GFWC/Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens.



**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 beautifully presented, updated, extended and improved, bay fronted, Edwardian Semi-Detached family home located in this enormously popular neighbourhood, close to John Leigh Park and within walking distance of Oldfield Brow Primary School and Altrincham C of E Primary School. In addition, The Transpennine Trail and canal are close by and with walks on the doorstep towards Dunham Forest.

The property offers fantastic family accommodation arranged over Three Floors, including the Converted Loft extending to approximately 1545 square feet and is superbly styled in keeping with the age of the property with high-specification Kitchen and Bathroom fittings, reproduction Victorian-style radiators, intricate cornice ceilings and some attractive fireplace features.

The property provides a spacious Lounge to the Ground Floor, in addition to a fantastic 450 square foot Open Plan Living Room and Dining Kitchen with two sets of folding doors onto the Gardens and with a Ground Floor WC/Utility Room off.

Over the Two Upper Floors are Four excellent Double Bedrooms served by Two stylishly appointed Bath/Shower Rooms, one serving the Top Floor Principal Bedroom.

Externally, there is a gated Driveway providing off street Parking and attractively laid out, enclosed Gardens to the front and rear.

The Garden wraps down the side and across the rear of the property which is laid to slate, shale and paved Patio with lawned Garden Area beyond and enclosed with conifer hedging and timber fencing.

A beautifully presented home in an enormously desirable location.

Comprising:

Entrance Porch to entrance door with intricate leaded and stained glass windows. Hall with parquet design flooring and panelling to the dado height with a staircase to the First Floor.

Lounge with wide bay window to the front. Attractive cast iron fireplace.

450 square foot Open Plan Living and Dining Kitchen. A superb day-to-day informal Family Living and Dining and Working Kitchen space with wood-effect tiled flooring throughout and with the Living Area having a shuttered window to the side and featuring a solid fuel burning stove cast iron fireplace feature with timber mantle.

The Dining Kitchen is fitted with an extensive range of flush finish laminate fronted units with solid stone worktops over arranged around a central island unit incorporating a breakfast bar. Integrated appliances include double oven, microwave, five ring induction hob, extractor fan, two wine coolers and a larder fridge freezer unit. There are two sets of folding doors giving access to the Gardens and an exposed brick wall feature. Useful understairs storage and cloaks cupboard.

Door to a Utility Area with a continuation of the tiled flooring. Window to the side and cupboard housing the gas central heating boiler. Access to the well-appointed Ground Floor WC.

First Floor Landing with a continuation of the staircase leading to the Second Floor and also with a continuation of the panelling to the dado rail height to the walls. Wood panelled doors give access to the Bedrooms.

Bedroom One. A superb Double room with two shuttered windows to the front. Cast iron fireplace.

Double Bedroom Two with windows to the side and rear. Cast iron fireplace.

Double Bedroom Three with window to the rear. Cast iron fireplace.

Family Bathroom. Superbly styled with a freestanding acrylic clawfoot bath, enclosed shower cubicle, wash hand basin on a stand and toiletry cupboard and WC. Extensive tiling to the walls and floor. Window to the side. LED lighting.

Second Floor Landing with a window to the rear and access to a large under eaves storage space.

Principal Bedroom Four. A superb addition to the property with two, double glazed, Velux skylight windows inset into the part-sloping ceiling and access to under eaves storage.

This Bedroom is served by the stylishly appointed adjacent Shower Room with an open wet room-style shower area with 'drench' showerhead, wash hand basin with toiletry cupboards below and WC. Extensive tiling to the walls and floor. Ladder radiator. LED lighting.

A superb family home in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1695 Sq. Feet  
(Including Roof Void Storage) = 157.5 Sq. Metres

Approx Gross Floor Area = 1545 Sq. Feet  
(Excluding Roof Void Storage) = 143.5 Sq. Metres

