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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 72 Walton Road

Sale, M33 4BA



£575,000

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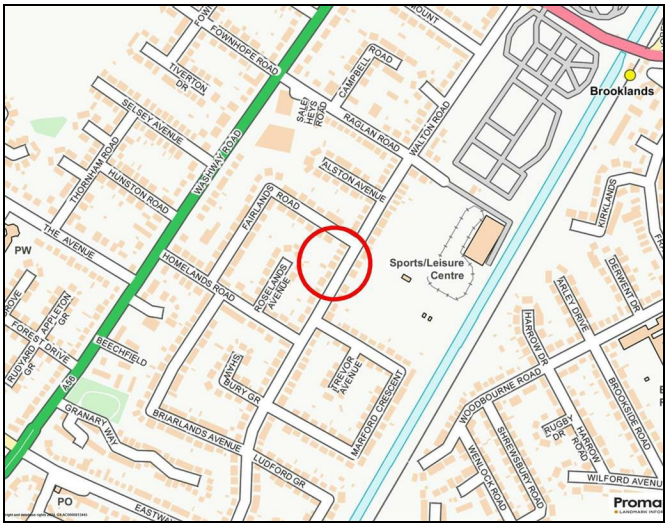
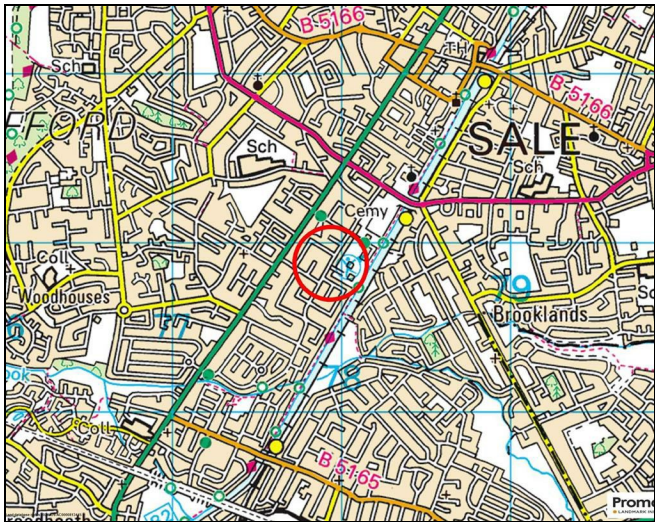
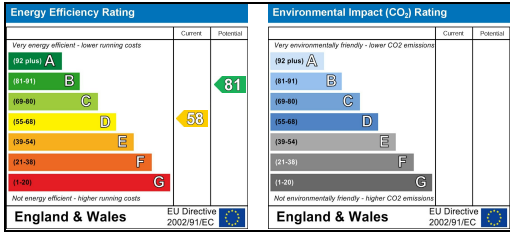
WATERSONS

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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

**\*\*NO CHAIN\*\* AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED. AMAZING LARGE LIVING DINING KITCHEN WITH BI FOLD DOORS. HIGH SPEC FITTINGS. LANDSCAPED GARDENS. IDEAL LOCATION FOR SCHOOLS/METROLINK/WALTON PARK**

Hall. WC. Study. Lounge. Dining Room. Large Open Plan Living Dining Kitchen. Three Bedrooms. Bathroom. Driveway Parking. Beautiful Gardens.

CONTACT SALE 0161 973 6688



**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

An impressive, comprehensively extended and upgraded, Three Bedroomed Semi-Detached which offers excellent family accommodation.

The location is ideal, being on a popular road close to several of the popular Schools, Metrolink and has the lovely Open Space of Walton Park literally just over the road.

The whole property has undergone a huge transformation including a full-width rear extension which has a vaulted ceiling, Velux windows and bi-folding doors opening to the Garden.

In addition to the Accommodation, there is ample Driveway Parking and a beautiful landscaped, rear Garden.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door. Original opaque leaded door with matching windows flanking both sides opening to the Entrance Hall.

Entrance Hall. Having a spindle staircase rising to the First Floor. Doors then provide access to the Lounge, Dining Room, Study and Ground Floor WC. Picture rail Surround.

Ground Floor WC. Fitted with a low level WC. Corner wall wash hand basin.

Lounge. A well proportioned reception room having a uPVC double glazed bay window to the front elevation. Cast iron 'Hamlet' wood burning stove set within a hollowed out chimney breast. Picture rail surround.

Study. A really useful additional room having a uPVC double glazed window to the side elevation. Built in full height storage cupboards one housing the Worcester gas central heating boiler.

Dining Room. Another good size reception room having a set of three folding doors opening out into the Living Dining Kitchen. Picture rail surround.

Living Dining Kitchen. A wonderful large addition to the property having a vaulted ceiling with two skylight Velux windows. There is then a set of three pane bi folding doors opening out onto the Rear Garden with a further uPVC double glazed window to the rear. The Kitchen itself is fitted with an extensive range of contemporary handleless base and eye level units by popular German Kitchen supplier 'Kutchenhaus', with worktops over and inset Smeg 'twin sink' unit with mixer tap. Built in NEFF double oven. Further integrated appliances include NEFF larder style fridge and freezer. Dishwasher. Washing machine. Inset NEFF induction hob with angled extractor hood above. Polished tiled floor. Inset spotlights to the ceiling.

First Floor Landing. Having a uPVC double glazed window to the half landing. Spindle balustrade to return the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Picture rail surround.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed bay window to the front elevation. Contemporary built in wardrobes to the length of one wall with sliding doors. Picture rail surround.

Bedroom Two. Another good size double room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes to one wall. Picture rail surround.

Bedroom Three. Having a uPVC double glazed bay window to the front elevation. Picture rail surround.

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with

thermostatic shower over and fitted glass shower screen. WC. Wall hung vanity sink unit with twin drawers. Two opaque uPVC double glazed windows to the side elevation. Tiled floor. Wall mounted chrome towel rail radiator.

Outside the property is approached via a paved driveway providing ample off street parking. This continues down the side via timber gates leading to the rear.

The back garden is of an excellent size and really private. There is a large timber decked patio area with further large paved area alongside artificial lawn.

A wonderful family home!

Leasehold - 999 years  
908 years left, ends 2932  
Council Tax Band - Trafford D

Approx Gross Floor Area = 1235 Sq. Feet  
= 114.7 Sq. Metres

