



ASHWORTH HOLME
Sales · Lettings · Property Management



53 WALTON ROAD, M33 4AT
£550,000



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DESCRIPTION

LOCATION, LOCATION, LOCATION - AN EXCEPTIONAL THREE-BEDROOM SEMI-DETACHED HOME DIRECTLY NEXT TO THE ENTRANCE OF BEAUTIFUL WALTON PARK.

Perfectly positioned in one of Trafford's most desirable settings, this immaculate family home offers 1,278 sq ft of light-filled living space arranged over two floors, complemented by a wonderful rear garden with mature trees that provide both privacy and charm.

At the heart of the home is a stylish open-plan living and dining kitchen with direct access to the garden, creating the perfect setting for entertaining or relaxed family life. A recently installed utility room, integral garage, downstairs WC and generous off-road parking further enhance the practicality of the property.

The location is hard to beat - hugely popular with families thanks to its proximity to highly regarded schools, excellent transport links including Brooklands Metrolink, and of course Walton Park quite literally on your doorstep.

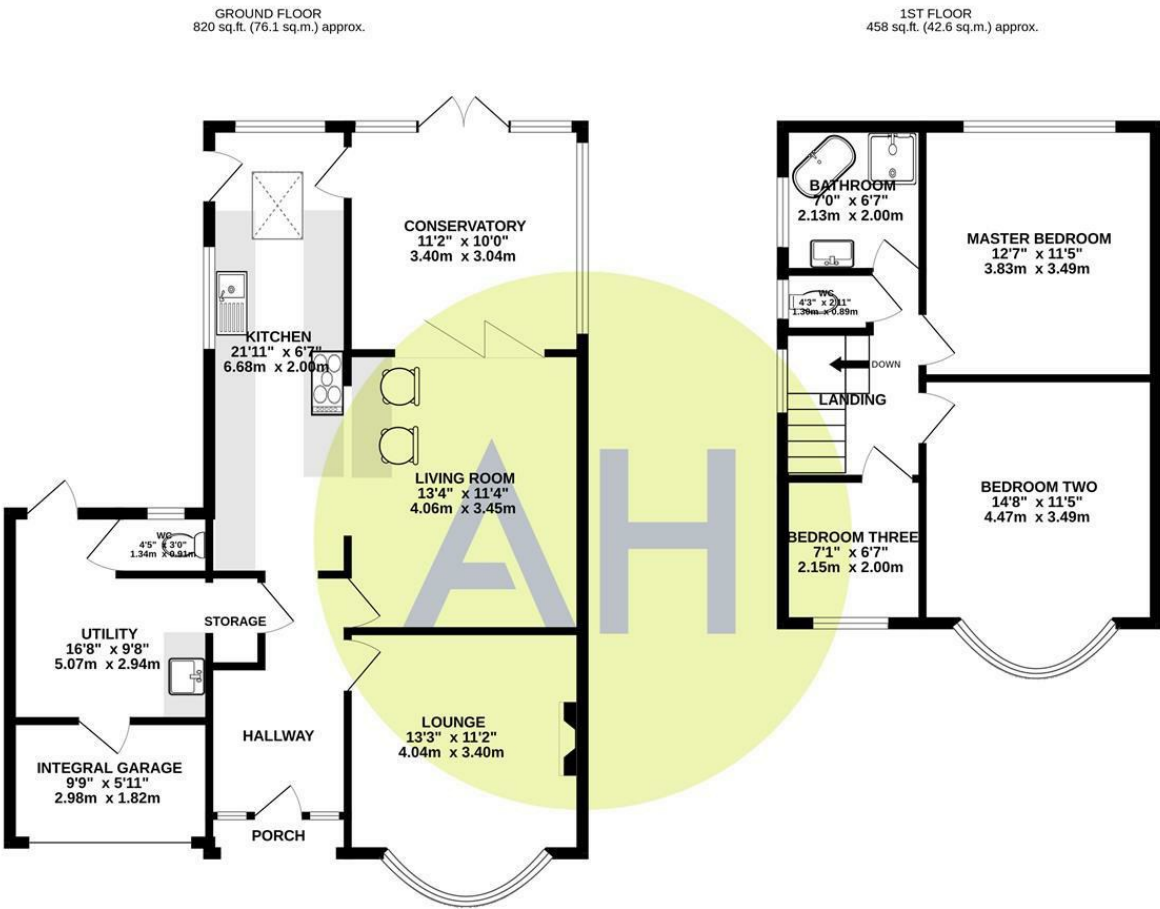
The accommodation comprises an open entrance porch leading into a welcoming hallway, a bay-fronted lounge, and a spacious open-plan living and dining kitchen with French doors opening onto the garden. The utility room, downstairs WC and internal garage access are all conveniently positioned off the hallway. To the first floor there are three well-proportioned bedrooms, including two generous doubles, along with a family bathroom and a separate WC. Externally, the rear garden is a true highlight and must be seen to be fully appreciated. Mainly laid to lawn with an initial patio, mature planting and a brick-built pizza oven, it offers the ideal space for outdoor entertaining. To the front, a block-paved driveway provides ample off-road parking and access to the garage.

KEY FEATURES

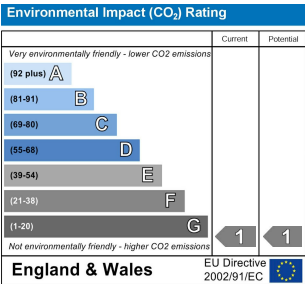
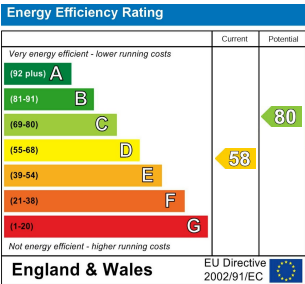
- Positioned on the doorstep of Walton Park
- Stunning open plan kitchen/living area
- Substantial private rear garden with patio
- Close to the Metrolink & excellent schools
- Presented to the highest of standards
- Utility room with downstairs WC
- Nearly 1300-SqFt of living space over 2 floors
- An opportunity not to be missed!







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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