



11 FIELDVALE ROAD, M33 4FU
£475,000

 4  2  1



DESCRIPTION

****WATCH OUR VIDEO TOUR**** A LARGE 1548 SQFT FOUR BEDROOM SEMI-DETACHED FORMING PART OF THE EVER POPULAR 'WALTON ROAD AREA' WHICH BENEFITS FROM A SPACIOUS DINING KITCHEN, MASTER BEDROOM WITH EN-SUITE, INTEGRAL GARAGE AND SIZEABLE REAR GARDEN. This superb family home features four bedrooms three of which are spacious double bedrooms, highly impressive family bathroom complete with freestanding bath, useful downstairs WC and a very well proportioned through lounge/dining room with French doors giving access to the rear garden. The property forms part what is arguably one of the most sought after locations within the Sale area, close to beautiful local parks and falling within the catchment area for the outstanding schools Trafford is renowned for. In brief the accommodation comprises: Open entrance porch, entrance hallway, through lounge/dining room with bay window to the front aspect, contemporary open plan dining kitchen and an integral garage. To the first floor there are four bedrooms three of which are spacious double rooms. The master bedroom features a dressing area and is serviced by an En-Suite shower room. There is also a most impressive family bathroom which has been fitted with a luxury four piece suite. Externally to the rear there is a well maintained and sizeable garden which is mainly laid to lawn with a patio seating area and panelled fencing enclosure. To the front there is a brick block driveway which provides off road parking and access to the integral garage.

KEY FEATURES

- Extended four bedroom semi-detached
- Open plan dining kitchen
- Sizeable rear garden
- Master bedroom with En-Suite
- Highly sought after location
- Integral garage





An excellent opportunity to acquire this extended four bedroom semi-detached which forms part of the highly sought after 'Walton Road Area' of Sale.

DIMENSIONS

Ground Floor

Entrance Porch

Entrance Hallway

Lounge/Dining Room
29'7" x 10'11" (9.04 x 3.33)

Dining Kitchen
16'4" x 13'5" (4.99 x 4.10)

Integrated Garage
18'2" x 10'2" (5.56 x 3.12)

First Floor

Landing

Master Bedroom
13'6" x 9'3" (4.13 x 2.82)

Dressing Area
9'3" x 6'8" (2.82 x 2.04)

En-Suite
9'3" x 4'0" (2.82 x 1.24)

Bedroom Two
14'3" x 10'11" (4.36 x 3.33)

Bedroom Three
11'11" x 10'2" (3.64 x 3.10)

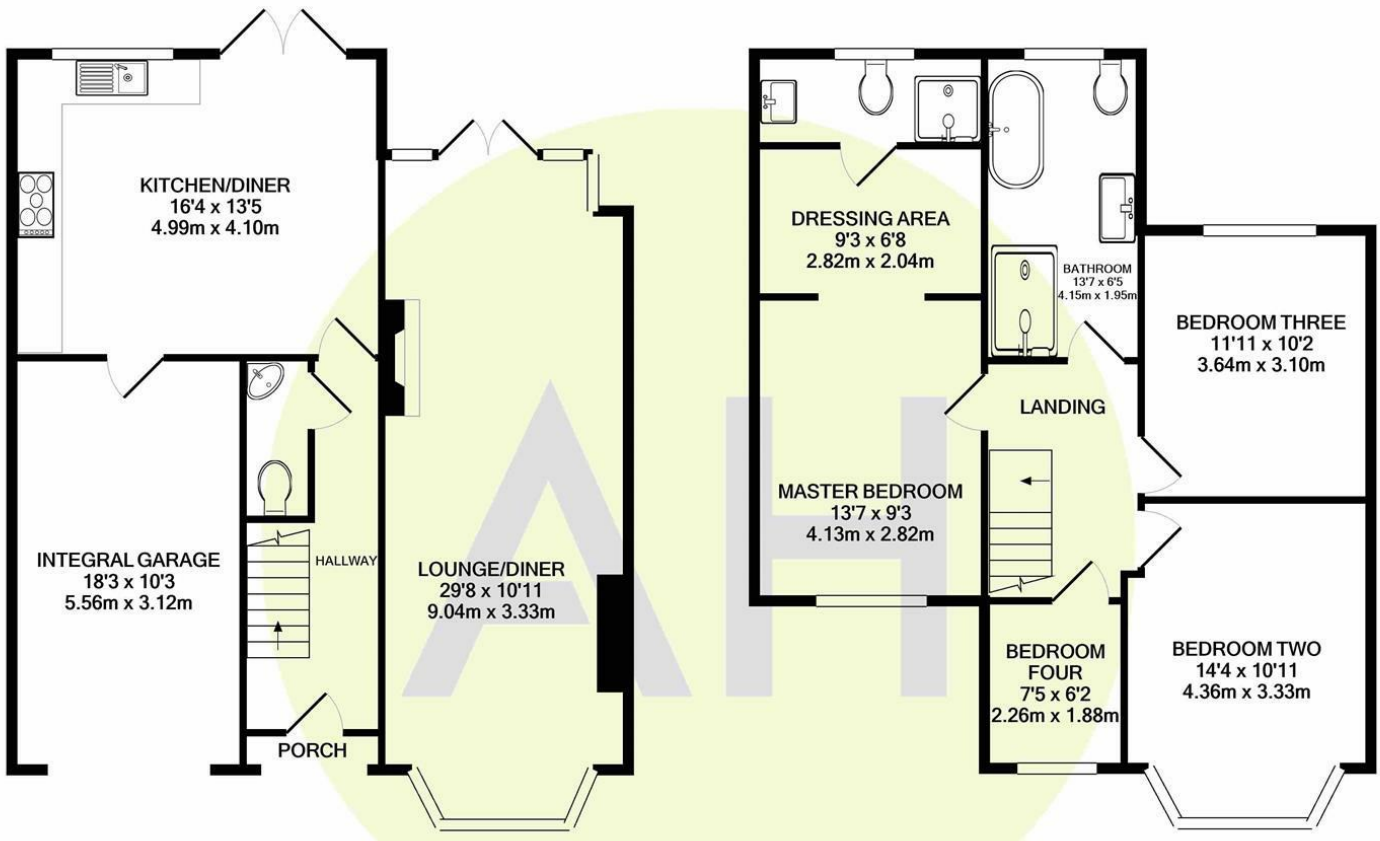
Bedroom Four
7'4" x 6'2" (2.26 x 1.88)

Bathroom
13'7" x 6'4" (4.15 x 1.95)

Externally

Rear Garden

Driveway



GROUND FLOOR
APPROX. FLOOR
AREA 822 SQ.FT.
(76.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1548 SQ.FT. (143.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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