



**8 Kings Road, Sale, M33 6GB**

Offers Over £775,000

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C



# jordan fishwick

- Highly Sought-After Location
- Open Plan Contemporary Living/Dining Kitchen
- 4 Bedrooms & 3 Bathrooms (1953 SQFT)
- Council Tax Band - E (Trafford) EPC - C
- Immaculate Semi-Detached
- Separate Large Utility Room & Downstairs Shower Room
- Ample Driveway Parking
- Freehold (Chief rent £15 PA)

An attractive and imposing four bedroom semi-detached which forms part of 'Kings Road', one of the most sought after and prestigious locations within the Sale area.

This magnificent family home has been extended to the ground and second floor which has made way for four very well proportioned bedrooms, the principal bedroom boasts an ensuite shower room and balcony. The extended open plan living kitchen is the heart of the home, a light and airy living space that enjoys views looking through the French patio doors of the well maintained, leafy rear garden. Further benefits include a useful downstairs WC/Shower Room and large separate utility room.

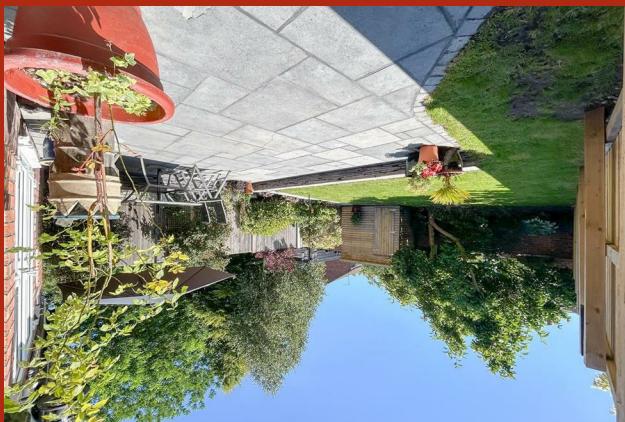
In brief the internal accommodation comprises; Spacious entrance hallway, living room with bay window to the front aspect and feature fireplace, extended contemporary open plan living kitchen with Velux windows and UPVC French doors onto the rear patio, large separate utility room with built in storage and counter space with stainless steel sink and space for appliances.

To the first floor there are three bedrooms, all which are very well proportioned double rooms, and the principal bedroom boasts an ensuite shower room and balcony area. There is a sizeable family bathroom fitted with a modern four piece suite featuring a double ended bath and separate shower with rainfall shower overhead. Accessed via the large landing area is the staircase ascending to the second floor that reveals the fourth bedroom in the converted loft space, a bright airy room with three Velux windows and built in storage.

Externally to the rear, the garden is mainly laid to lawn with an initial patio area, flowering shrubbery displays and a secure panelled fencing enclosure. To the front of the property there are further gardens laid to lawn and a driveway providing off road parking for multiple vehicles that leads to the gated side accessed.

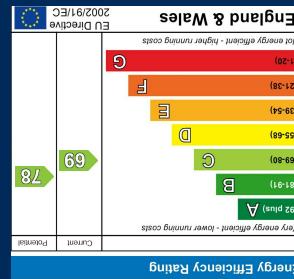
Properties in this location rarely come to market, call now to secure a viewing.

Freehold.



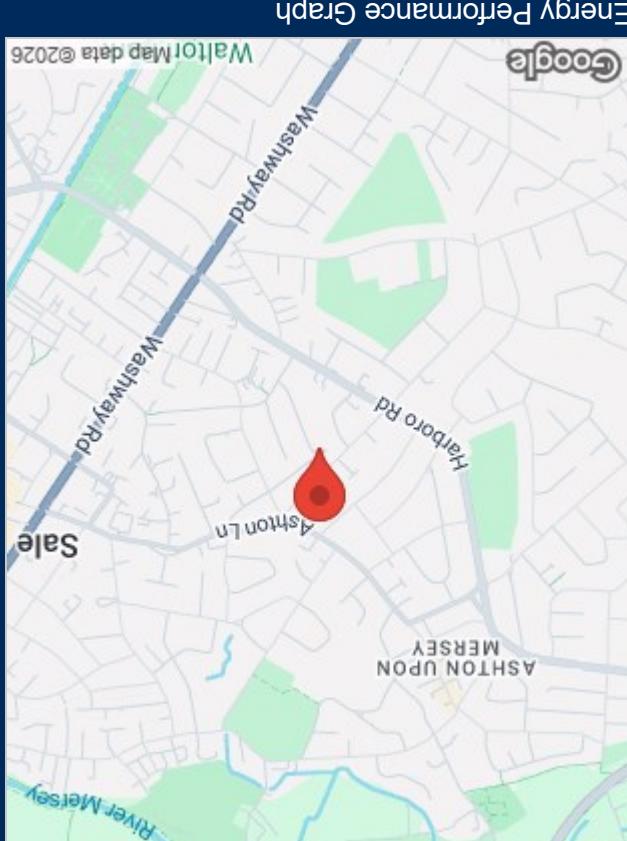


The particular clauses are set out as a general outline only for the guidance of intended purchasers of lessors, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

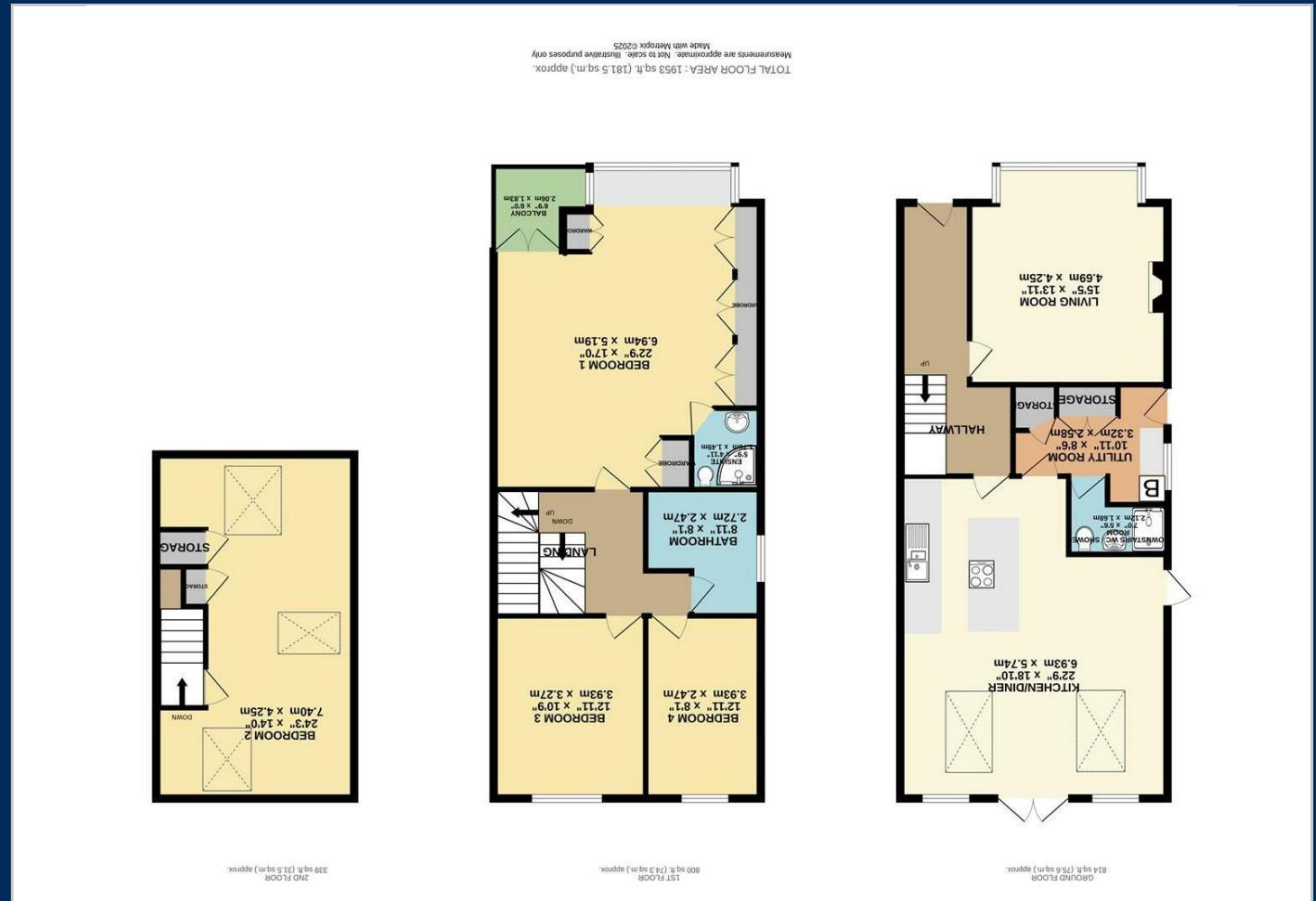


Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require

## Viewing



## Location Map



## Floor Plans