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15 COLVILLE GROVE, M33 4FW
£575,000

4 1 2







DESCRIPTION

AN EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME WITH A GENEROUS AND PRIVATE REAR GARDEN, IDEALLY POSITIONED IN A QUIET CUL-DE-SAC WITHIN SALE'S SOUGHT-AFTER WALTON ROAD AREA. APPROX. 1,054 SQ FT.

Colville Grove is a peaceful cul-de-sac in the desirable Walton Road area of Sale. The Metrolink stop on Park Road, Timperley, is approximately a ten-minute walk away, while Walton Park and the Bridgewater Canal are also nearby. The property is well placed for highly regarded local schools, including Tyntesfield Primary School, Ashton-on-Mersey School and Trafford's renowned grammar schools. Excellent transport links, schools, green spaces and a quiet setting make this an ideal family location.

The property has been extended over two storeys to the side, creating spacious and versatile accommodation across two floors.

The ground floor comprises an entrance hallway, front dining room and generous living room with a feature fireplace and French doors opening onto the rear garden. The fitted dining kitchen also provides garden access and ample space for a dining table. Upstairs are three well-proportioned bedrooms and a fourth bedroom, ideal as a nursery or home office. A family bathroom with a bath and separate shower completes the accommodation. Externally, the driveway provides ample off-road parking. The exceptional rear garden is generous, mature and particularly private. Mainly laid to lawn, it features established trees and planting, raised beds and a covered decked seating area—perfect for enjoying the garden throughout the year. Viewings highly recommended!

KEY FEATURES

- Extended four-bedroom family home
- Approx 1054-SQFT
- Generous fitted dining kitchen
- Ample off-road parking
- Quiet cul-de-sac location
- Two spacious reception rooms
- Superb private rear garden
- Close to Metrolink and schools











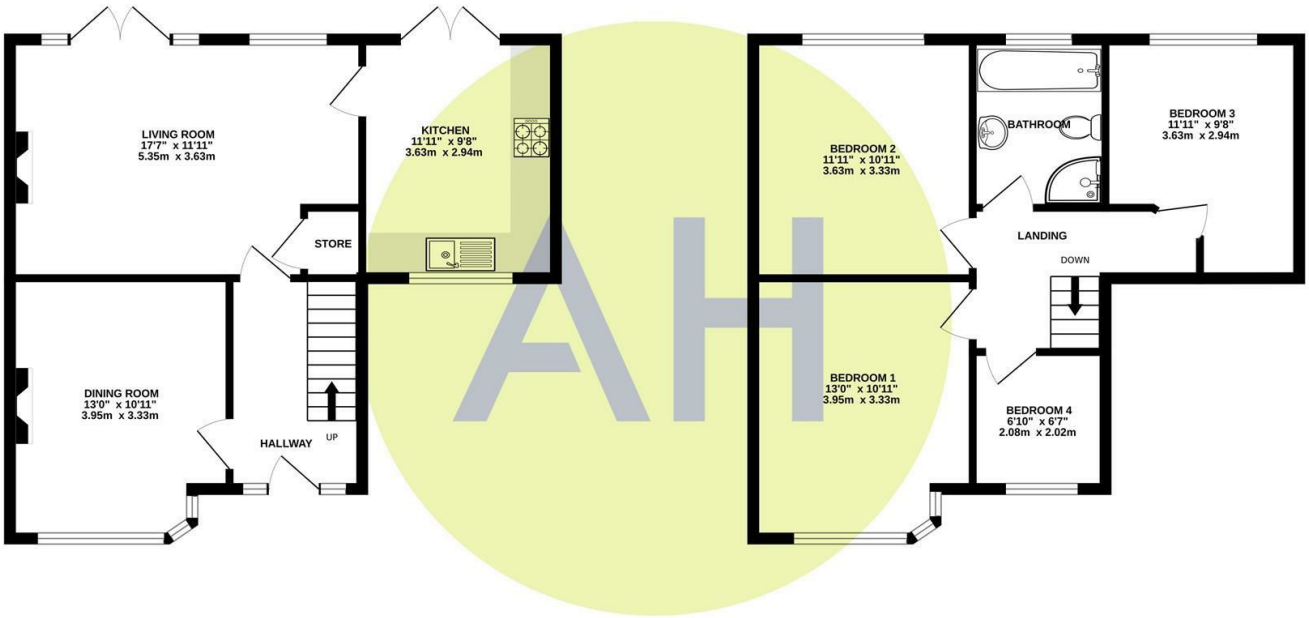




FLOOR PLANS

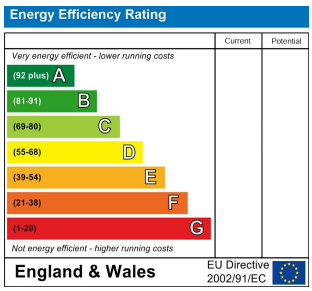
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

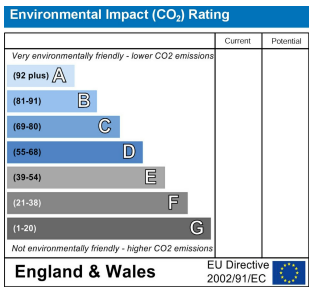
1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

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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DPS