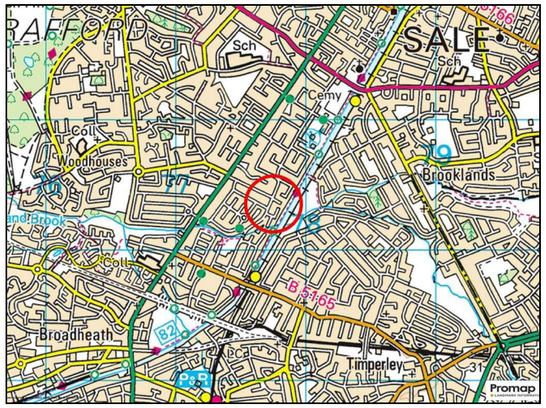
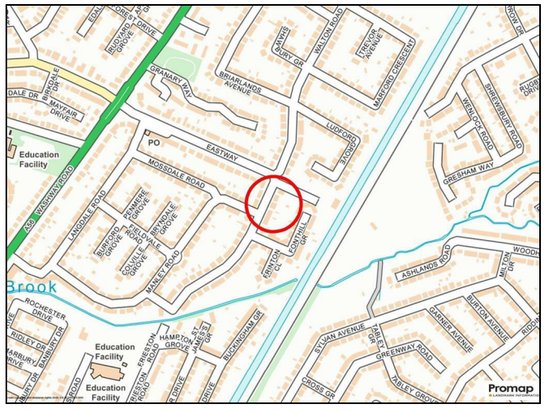
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location

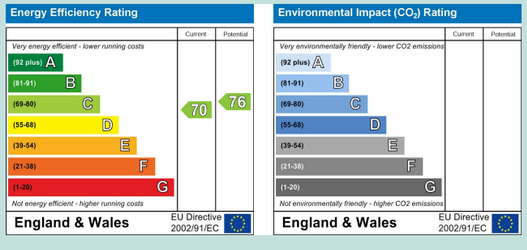






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

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151 Walton Road

Sale, M33 4FS



*****BEST AND FINAL OFFERS WEDNESDAY 14TH OCTOBER BY 5PM*****

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE BEDROOMED SEMI DETACHED. WONDERFUL GROUND FLOOR LIVING SPACE. SUPERB ESTABLISHED GARDENS. IDEAL LOCATION FOR SCHOOLS/METROLINK/WALTON PARK

Porch. Hall. Lounge. Family Room. Dining Room. Extended Breakfast Kitchen with vaulted ceiling. Three Bedrooms. Bathroom. Driveway Parking. Beautiful Gardens.

CONTACT SALE 0161 973 6688

*****BEST AND FINAL OFFERS WEDNESDAY 14TH OCTOBER BY 5PM*****

Offers Over £550,000

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in detail









BEST AND FINAL OFFERS WEDNESDAY 14TH OCTOBER BY 5PM

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 at both Brooklands and Timperley, and has the lovely open Space of Walton Park down the road.

The accommodation has been greatly enhanced with a superb single storey rear and part side extension creating much larger living space perfect for a family's along with a bigger kitchen which has a vaulted ceiling and French doors to the gardens.

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

An internal viewing will reveal:







Entrance Porch. Having a uPVC double glazed front door and a further uPVC double glazed door through to the Entrance Hallway.

Entrance Hall. Having a spindle staircase rising to the First Floor. Glazed panelled door opening to the Lounge.

Lounge. A good sized reception room having a uPVC double glazed angled bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling.

Family Room. Another excellent sized reception room having a large opening into a Dining Area. Raised inset fireplace feature to the chimney breast. uPVC double glazed window to the side elevation. Glazed panelled door through to the Kitchen.

Dining Area. Having a uPVC double glazed sliding door opening to the rear gardens.

Breakfast Kitchen. A superb large extended kitchen. The room has a vaulted ceiling with skylight Velux window and a set of uPVC double glazed French doors opening to outside plus additional window to the rear. The kitchen itself is fitted with an extensive range of modern base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel double oven with four ring gas hob and extractor hood over. Ample space for a range of free standing appliances. Inset spotlights to the celling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the side elevation. Loft access point. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An impressive large double bedroom having uPVC double glazed angled bay window to the front elevation. Built in wardrobes across the full length of one wall.







Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes

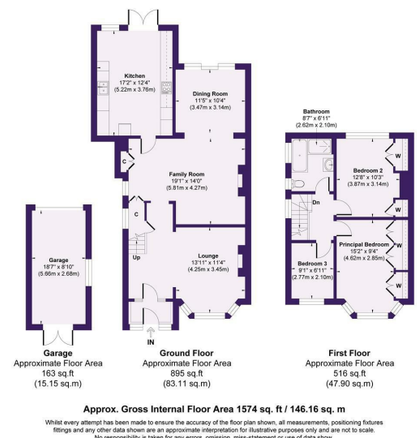
Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a suite comprising of deep panelled bath with shower mixer attachment. Separate double width shower enclosure with thermostatic shower. Wash hand basin. WC. Two opaque uPVC double glazed windows to the side elevation.

Outside the front of the property is approached via a block paved driveway providing ample off street parking. This continues down the side of the property under a car port. There is then a gate leading to the rear garden. To the rear the property enjoys an excellent sized rear garden having a large block paved patio area with further decked patio to one side which leads to the main area of lawn with established borders surrounding.

Such a convenient place to live!

- Freehold Property
- Council Tax Band - D



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