



**GASCOIGNE  
HALMAN**

Walton Road, Sale  
**Guide Price £500,000**

THE AREA'S LEADING ESTATE AGENCY



A spacious bay-fronted, semi detached family home, with three good sized bedrooms, two reception areas and a large, secluded rear garden. The property is situated within convenient reach of Sale and Timperley and is available with no onward chain.

## Property details

- Bay Fronted Semi Detached Residence
- Prominently Positioned Between Sale & Timperley
- Available with No Onward Chain
- Family Bathroom and Two Shower Rooms
- Three Good Sized Bedrooms
- Large Rear Garden and Garage



## About this property

Occupying a much sought-after setting on the popular 'Walton Road', a handsome period bay-fronted semi-detached house, within easy reach of Sale and Altrincham town centres, popular primary and secondary schools, Walton Park, and the Bridgewater Canal with key transport links including Brooklands & Timperley metro-link stops.

The home begins with an attractive approach with driveway set behind wrought iron gates and pleasant traditional elevations. Upon entry is a welcoming entrance hall, to the left is a well sized bay-fronted dining room, with double doors into the large living room. Ahead of the hall is the dining kitchen providing access to the rear garden. Completing the ground floor accommodation is a useful shower room.

To the first floor, there are three well sized bedrooms, a shower room and separate WC, plus a second bathroom fitted with three piece suite.

Externally the home enjoys a large secluded rear garden, mainly laid to lawn, with two patio areas and a garage for further storage. The property is offered with No Onward Chain.









## **DIRECTIONS**

M33 4FG

## **COUNCIL TAX BAND**

D

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## **LOCAL AUTHORITY**

Trafford B C

## **VIEWING**

Viewing strictly by appointment.

## **EFFICIENCY RATING**

## **PRIMARY SOURCE OF HEATING**

Gas fired hot water radiators

## **PRIMARY ARRANGEMENT FOR SEWERAGE**

Mains Supply

## **PRIMARY SOURCE OF ELECTRICITY**

Mains Supply

## **PRIMARY SOURCE OF WATER**

Mains Supply

## **BROADBAND CONNECTION**

Fibre to the premises

## **ANY EASEMENTS, SERVITUDES OR WAYLEAVES?**

No

## **ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**

No

## **THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**

No

## **SOURCES OF FLOODING**

Ask Agent

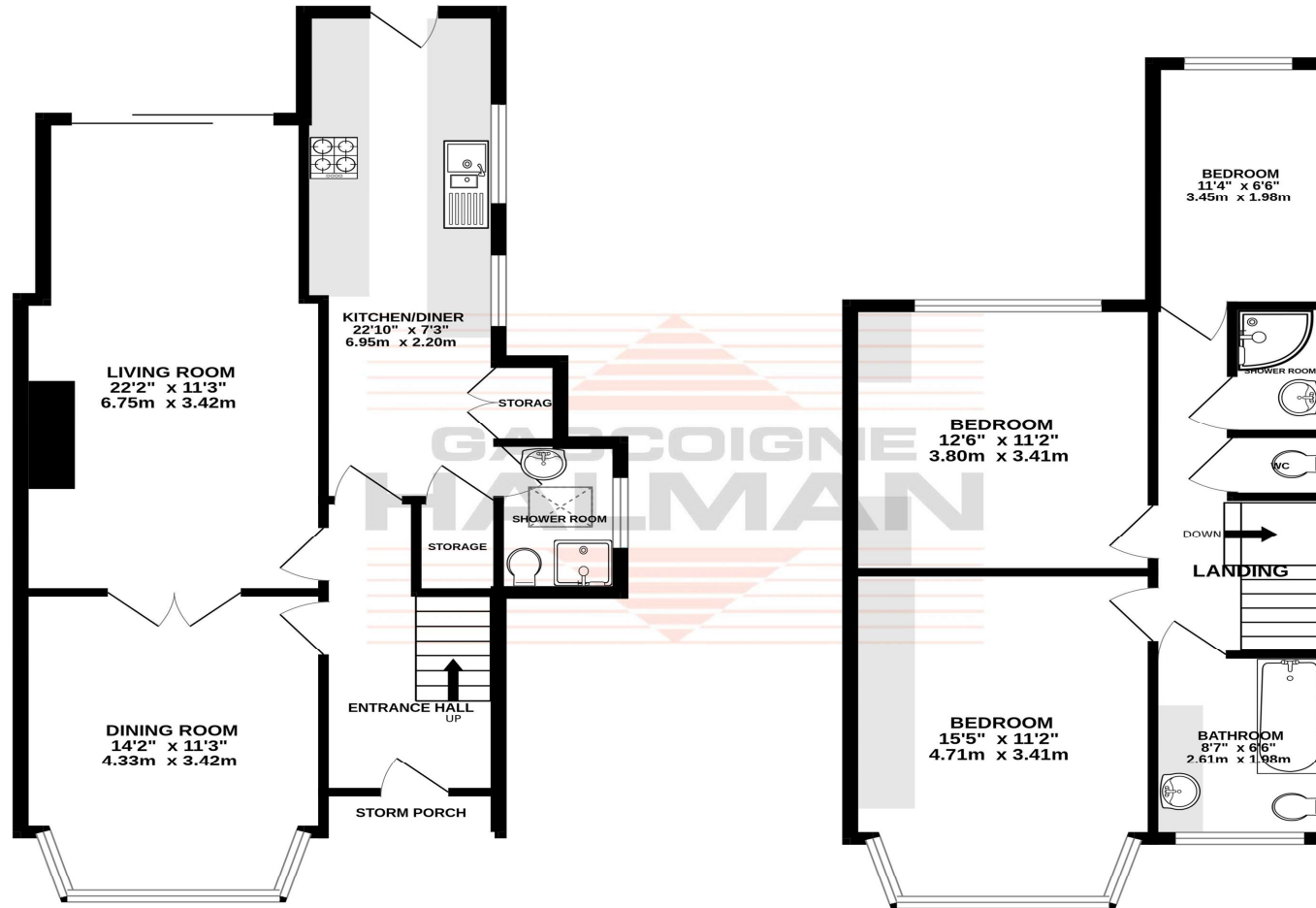
## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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.  
Made with Metroix ©2026



THE AREA'S LEADING ESTATE AGENCY

0161 962 8700 [sale@gascoignehalman.co.uk](mailto:sale@gascoignehalman.co.uk)  
96 School Road, Sale, Cheshire, M33 7XB