



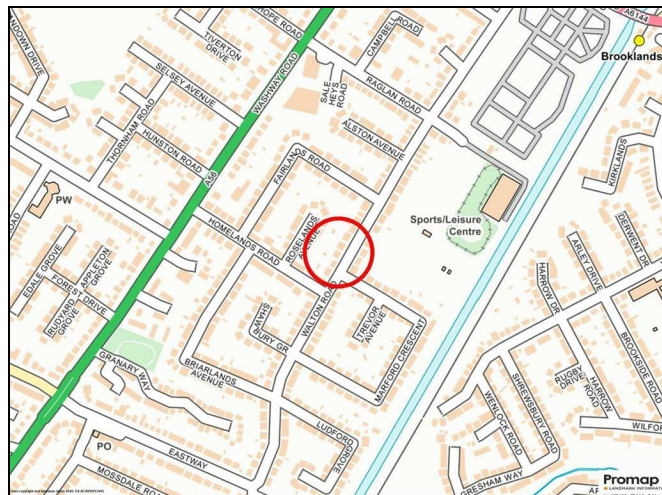
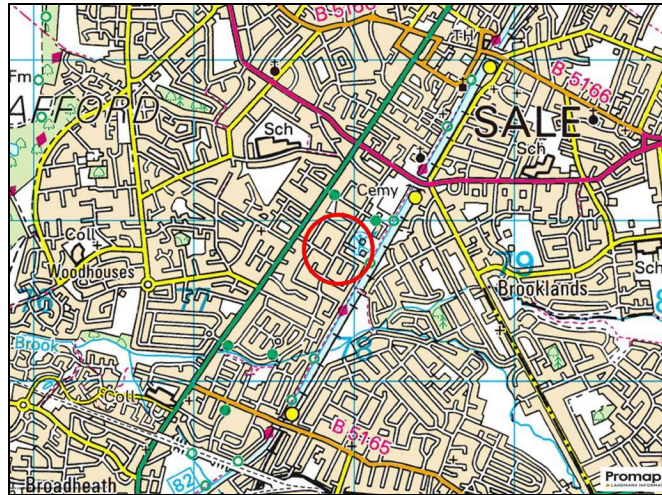
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INDEPENDENT ESTATE AGENTS

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)

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.



INDEPENDENT ESTATE AGENTS

88 Walton Road Sale, M33 4BA



****NO CHAIN** AN EXCELLENT SIZED, EXTENDED, THREE BEDROOMED SEMI DETACHED. SUPERB ESTABLISHED GARDENS. IDEAL LOCATION FOR SCHOOLS/METROLINK/WALTON PARK**

Porch. Hall. WC. Dining Room. Extended Lounge. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway Parking. Detached Garage. Beautiful Gardens.

CONTACT SALE 0161 973 6688

£450,000

www.watersons.net

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A well proportioned, extended, 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.

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

An internal viewing will reveal:

Entrance Porch. Having uPVC double glazed double doors opening to the front. Step up to an original opaque and leaded panelled door through to the Entrance Hall.

Entrance Hall. Having a spindle balustrade rising to the First Floor. Doors then open to the Lounge, Dining Room, Breakfast Kitchen and Ground Floor WC.

GF WC. Fitted with a low level WC. Vanity sink unit. Tiled floor.

Dining Room. A well proportioned reception room having a uPVC double glazed bay window to the front elevation. Coved ceiling. Raised inset hollowed out chimney breast feature.

Lounge. A superb large extended reception room having uPVC double glazed French doors opening to the rear garden. Fireplace to the chimney breast.

Breakfast Kitchen. A good sized Kitchen fitted with space for a table. Fitted with a range of base and eye level units with worktops over and inset sink unit with mixer tap. Ample space for a range of free standing appliances. Two uPVC double glazed windows to the side elevation. uPVC double glazed window to the rear overlooking the Garden. Opaque uPVC double glazed door opens to outside.

First Floor Landing. Having an opaque uPVC double glazed window to the side elevation. Spindle balustrade to return the staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC.

Bedroom One. An excellent sized double room having a uPVC double glazed bay window to the front elevation. Built in wardrobes.



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

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

Bathroom. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower over. Fitted bathroom unit with granite top and inset sink unit. Wall mounted polished chrome radiator. Opaque uPVC double glazed window to the side elevation.

Separate WC. Fitted with a low level WC. Opaque uPVC double glazed window to the side elevation.

Such a popular neighbourhood and No Chain!

- Freehold
 - Council Tax Band - D
- Approx Gross Floor Area = 1102 Sq. Feet
= 102.3 Sq. Metres

