



ASHWORTH HOLME
Sales · Lettings · Property Management



11 FIELDVALE ROAD, M33 4FU
£2,300 PER CALENDAR MONTH



4



2



2



DESCRIPTION

A SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME EXTENDING TO APPROXIMATELY 1541-SQFT, OCCUPYING A HIGHLY SOUGHT-AFTER POSITION WITHIN THE EVER-POPULAR WALTON ROAD AREA. FEATURING A SUPERB OPEN PLAN DINING KITCHEN, PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE, DOWNSTAIRS WC, INTEGRAL GARAGE AND A GENEROUS REAR GARDEN.

This superb family home offers spacious and well-balanced accommodation, ideal for modern family living. The property features four well-proportioned bedrooms, including three generous double bedrooms, a spacious through lounge, impressive open plan dining kitchen, useful downstairs WC and a stylish four-piece family bathroom.

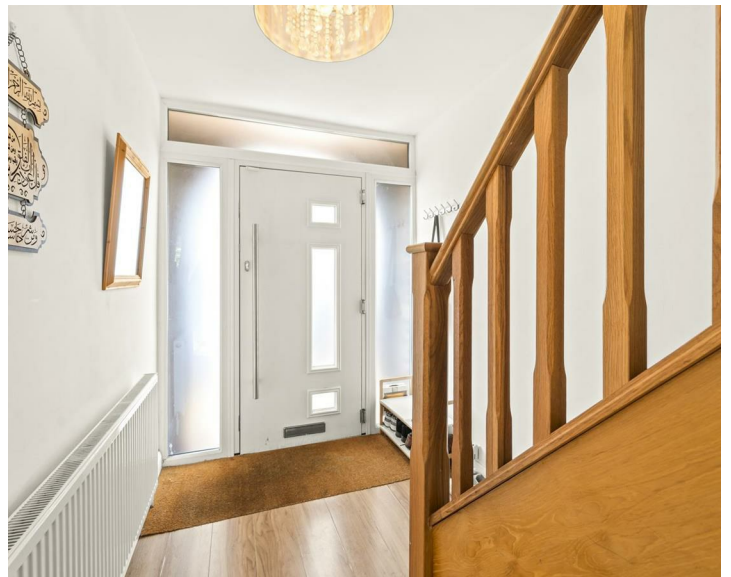
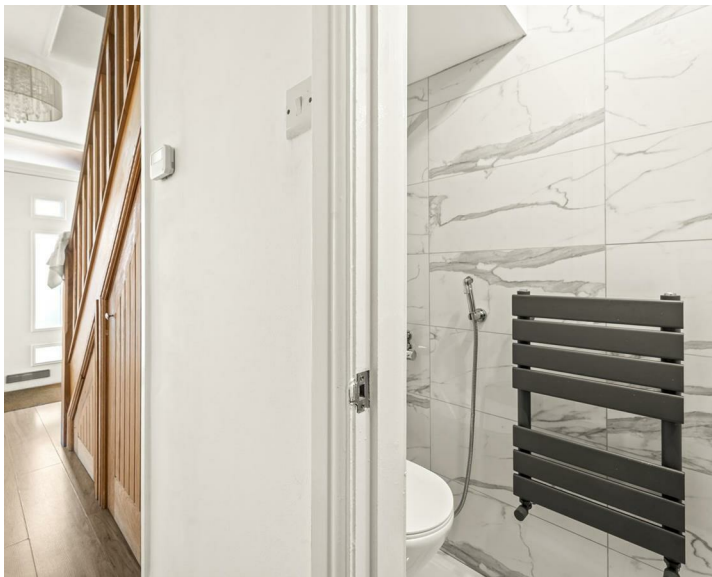
In brief the accommodation comprises: open entrance porch, welcoming entrance hallway, spacious through lounge with a bay window to the front elevation and French doors opening onto the rear garden, contemporary open plan dining kitchen, useful downstairs WC and an integral garage. To the first floor are four bedrooms, three of which are excellent double rooms. The principal bedroom benefits from a dressing area and en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed four-piece family bathroom with a freestanding bath and separate shower. Externally, the property enjoys a generous rear garden, mainly laid to lawn with a patio seating area. To the front, a block paved driveway provides off-road parking and access to the integral garage.

The location is undoubtedly one of the property's standout features. Occupying a highly desirable position within the Walton Road area, the property is within easy reach of Sale Town Centre, the Metrolink, local parks and an excellent selection of highly regarded schools.

KEY FEATURES

- Spacious four bedroom semi-detached family home
- Superb open plan dining kitchen
- Spacious through lounge with French doors
- Integral garage, driveway & downstairs WC
- Approximately 1541-SQFT of accommodation
- Principal bedroom with dressing area & en-suite
- Stylish four-piece family bathroom
- Generous rear garden in the sought-after Walton Road area

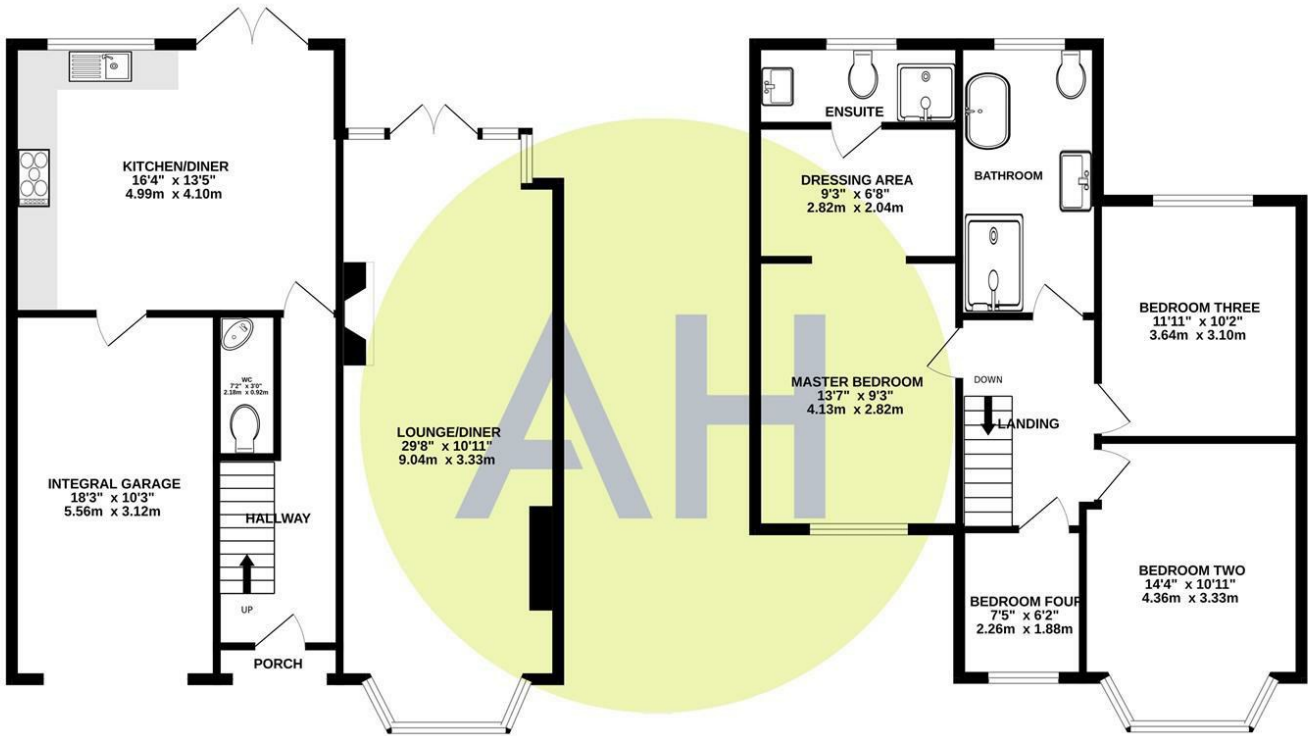






GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 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 Metropix ©2026

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		



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.