



**£795,000**

## 7 WALTON ROAD M33 4AA

**£795,000**

A STUNNING AND COMPREHENSIVELY EXTENDED FOUR-BEDROOM PERIOD SEMI-DETACHED FAMILY HOME OCCUPYING A SOUGHT-AFTER POSITION WITHIN EASY REACH OF EXCELLENT SCHOOLS, WALTON PARK AND BROOKLANDS METROLINK.

Having been significantly improved by the current owners, this exceptional home offers almost 2,000 sqft of beautifully presented accommodation, combining period character with contemporary family living. Further benefits include an air source heat pump, solar panels, battery storage and underfloor heating throughout the ground floor.

The centrepiece of the property is the impressive open-plan living/dining kitchen extending to over 26ft in length. Flooded with natural light from bi-folding doors, roof lights and a vaulted ceiling, this superb space has been designed with modern family life and entertaining in mind.

In brief the accommodation comprises: porch, entrance hallway, downstairs WC, bay-fronted lounge with feature wood-burning stove, open-plan living/dining kitchen and utility room. To the first floor there are four bedrooms, including a superb principal bedroom complete with freestanding bath and ensuite shower room, together with a contemporary family bathroom. Externally a block-paved driveway provides off-road parking for several vehicles. To the rear there is a private landscaped garden with decked seating areas, artificial lawn and mature borders.

A detached garden room provides highly versatile additional space, ideal as a home office, gym, studio or games room, and benefits from its own shower room with WC and covered seating area.

The loft space is accessed via an electronically operated drop-down ladder and offers excellent storage with lighting and a Velux roof window. Please note this area is not a habitable room and is intended for storage purposes only.

A superb family home occupying a highly desirable location close to Sale's excellent amenities.



## KEY FEATURES

AH

- Four-bedroom semi-detached home
- Comprehensively extended throughout
- Superb open-plan family kitchen
- Principal bedroom with en-suite
- Detached garden room
- Solar panels and air source heat pump
- Landscaped rear garden
- Sought after location nr to Metrolink
- Just a moments walk from Walton Park
- No onward chain

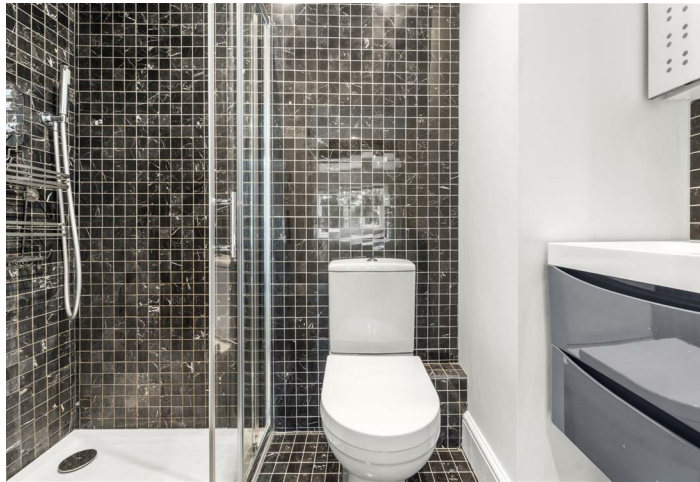


## KEY FEATURES

AH



A stunning family home that has been transformed by the current owners to create one of the finest properties of its type. Boasting a spectacular open-plan living/dining kitchen, four bedrooms, a detached garden room and an impressive range of energy-efficient features including solar panels and an air source heat pump, this exceptional home is perfectly positioned close to Walton Park, highly regarded schools and Brooklands Metrolink. Early viewing is strongly recommended.



**SEE PLAN FOR DIMENSIONS**



## LOCATION

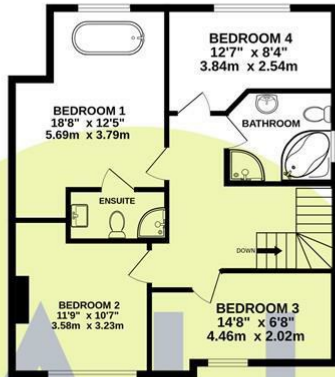
Sale is a vibrant and highly sought-after town, offering an excellent selection of local shops and amenities, with Tesco, Sainsbury's and M&S Food all well represented. The recently redeveloped Stanley Square has become a real focal point for the town, hosting a superb range of independent shops, bars and restaurants, complemented by many additional cafés and eateries within easy walking distance. The town is well served by the Sale Metrolink, providing direct access to Manchester City Centre, Altrincham and destinations further afield. The M60 Manchester orbital motorway also runs conveniently along the northern boundary of the town, offering easy access to the wider North West motorway network. The Trafford Centre, home to Selfridges, John Lewis, Marks & Spencer and a wealth of additional retail outlets, together with a multiplex cinema complex, is within easy reach. Manchester City Centre offers a wide range of cultural, leisure and specialist shopping facilities, while Manchester International Airport provides excellent worldwide connections. Trafford MBC is well regarded for its high standard of education, with several excellent schools located nearby.



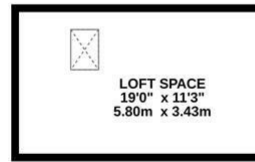
GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



LOFT  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.