



43 Walton Road, Sale, Cheshire, M33 4AT

Fantastic opportunity to acquire a unique yet traditional three bedroom detached property boasting a sizable plot and offering ample scope and extension possibilities, situated within a short walking distance of Brooklands Metrolink Station and The Bridgewater Canal and overlooking Walton Park. The property sits within the catchment area of the outstanding Tyntesfield Primary School and Sale Grammar. Well balanced accommodation briefly comprises Entrance Porch, Entrance Hall, Lounge, Dining Room, Breakfast Kitchen and to the first floor three generously proportioned Bedrooms and Family Bathroom with separate W.C. Externally there are two garages, one of which used as a Laundry Room and providing useful storage. A driveway provides off road parking for several vehicles and a private rear garden which is mainly laid to lawn boasting a sunny aspect. NO ONWARD CHAIN!!

Offers in excess of £490,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Porch 2.16 x 0.68 (7'1" x 2'3")

Accessed via a UPVC door with double glazed inserts and matching side lights. Cupboards housing the gas and electric meters.

Hallway

Welcoming Entrance Hall accessed via a solid wood door with glazed inserts with leaded glazed side and fan light. Dutch plate rack, ceiling coving, ceiling light point, carpeted flooring, telephone point and double panelled radiator. Spindled staircase leading to the first floor. Under-stair cupboard providing useful storage.

Dining Room 3.9 x 3.65 (12'10" x 12'0")

Generously proportioned reception room with UPVC double glazed bay window to the front elevation. Original ceiling cornice and picture rail. Ceiling light point, carpeted flooring, television aerial point and radiator.

Lounge 3.56 x 4 (11'8" x 13'1")

With UPVC double glazed sliding patio door leading to the rear patio, providing wonderful views over the rear garden and beyond. Original Ceiling cornice and picture rail. Carpeted flooring, ceiling light point, television aerial point and double panelled radiator.

Breakfast Kitchen 2.42 x 6.66 (7'11" x 21'10")

Extended Breakfast Kitchen offering a wealth of wall and base units with complementary roll top work surfaces incorporating a stainless steel sink with mixer tap and drainer. Eye-level electric double oven and four ring electric hob. Space and plumbing for white goods. Carpeted flooring, ceiling light point and two radiators. UPVC double glazed window to three side allowing lots of natural light. UPVC door with obscured double glazed inserts allowing access to the side elevation.

Laundry Room 2.87 x 5.9 (9'5" x 19'4")

With sink unit and space and plumbing for white goods. Ceiling light point. Housing the newly installed combination boiler.

Double Garage 2.31 x 5.9 (7'7" x 19'4")

Providing useful storage. Ceiling light point.

Landing

Spindled balustrade, carpeted flooring and ceiling light point. Access to the insulated and boarded loft space via hatch and pull down ladder.

Master Bedroom 3.67 x 3.68 (12'0" x 12'1")

Of generous proportions boasting an abundance of fitted wardrobes. UPVC double glazed bay window to the front elevation.

Carpeted flooring, ceiling light point and radiator.

Bedroom Two 3.31 x 4.13 (10'10" x 13'7")

Another sizable double bedroom benefitting from fitted wardrobes. UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and radiator.

Bedroom Three 2.12 x 3.1 (6'11" x 10'2")

With fitted wardrobes and UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and radiator.

Bathroom 2.4 x 2.1 (7'10" x 6'11")

Modern fitted bathroom with three piece suite comprising; vanity wash hand basin, curved bath and separate shower cubicle with thermostatic main shower. Ceramic tiled walls with accent border and vinyl flooring. Recessed spot lighting and heated chrome towel rail. Obscured UPVC double glazed window to the side elevation.

WC 2.4 x 2.1 (7'10" x 6'11")

With low level W.C. Obscured UPVC double glazed window to the side elevation. Suspended ceiling and vinyl flooring.

Externally

The property boasts a sizable plot with tarmacadam driveway providing ample off road parking leading to the detached

garage. Edged with lawn area, planted borders and low brick wall.

To the rear of the property there is a wonderful south west facing garden neighbouring Walton Park, the garden is mainly laid to lawn with well established borders, flagged patio area and a variety of mature flowering trees and planting. External security lighting and water supply.

SERVICES

It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

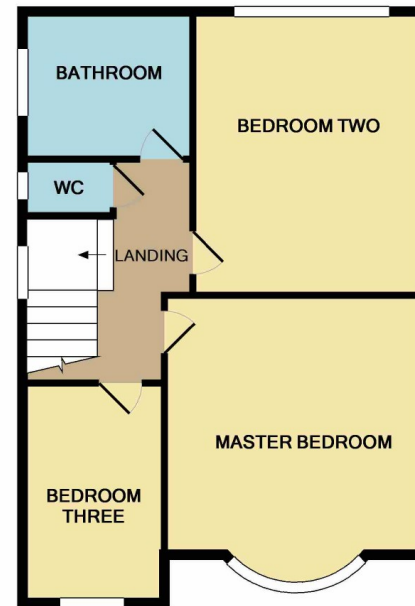
COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.





GROUND FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1435 SQ.FT. (133.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017

CHORLTON Tel: 0161 860 4444 DIDSBUY Tel: 0161 445 4480 DISLEY Tel: 01663 767878 GLOSSOP Tel: 01457 858 888 HALE Tel: 0161 929 9797 MACCLESFIELD Tel: 01625 434 000
MANCHESTER Tel: 0161 833 9499 NORTHERN QUARTER Tel: 0161 833 9499 SALE Tel: 0161 962 2828 SALFORD Tel: 0161 833 9499 WILMSLOW Tel: 01625 532 000 WHITHINGTON Tel: 0161 438 2414

These Particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Email: sale@jordanfishwick.co.uk

