



AWARDED FOR  
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WALTON ROAD  
SALE

£400,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Walton Road, Sale, M33 4BA

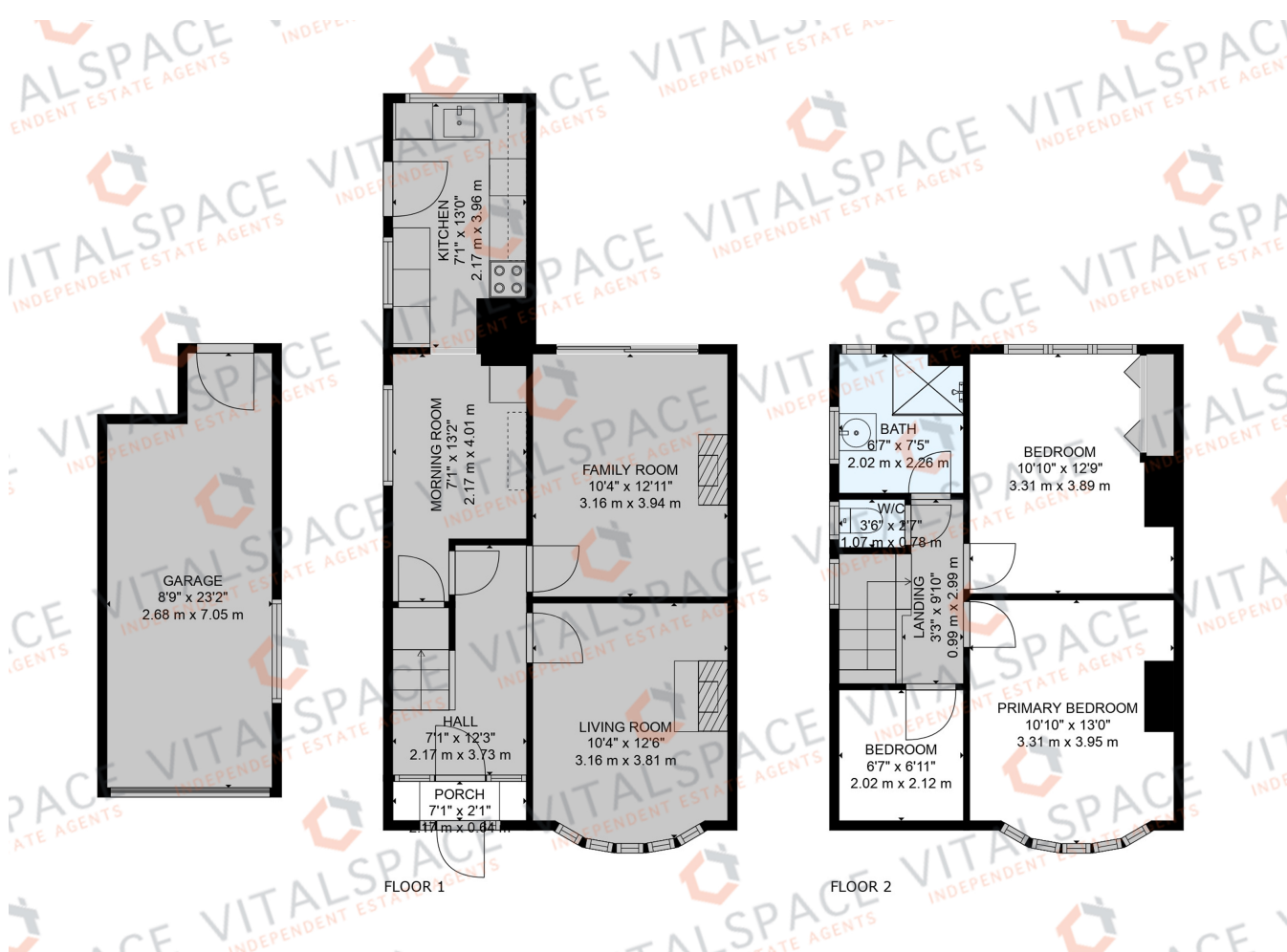
A fantastic opportunity to acquire a THREE BEDROOM semi detached property situated on the ever popular Walton Road in Sale. Positioned within a highly desirable position close to several excellent schools as well as Walton Park, this wonderful property is certain to appeal to a variety of buyers. In brief, the deceptively spacious property comprises; entrance porch, a welcoming entrance hallway, a generously sized bay fronted living room, a well proportioned dining room with sliding doors opening to provide access out into the rear garden and a good sized morning room alongside a 13ft fitted kitchen. To the first floor, there are three good sized bedrooms and two piece family shower room with separate WC. Externally, to the front of the property, a paved driveway provides excellent off road parking facilities alongside a shaped lawned garden. To the rear, the substantial, enclosed garden is without doubt one of the main attracting features of this home with a paved patio seating area, a shaped lawned garden and a single brick built detached garage. We envisage a great deal of interest in this property and therefore viewings will be by strict appointment only. For more information, or to arrange a viewing, please contact us today.











## Features

- Three bedrooms
- Traditional Semi-Detached
- Desirable location
- Close to metrolink
- Gas central heating
- uPVC double glazing
- No onward chain
- Three reception rooms
- Close to Walton Park
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 39 years

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - serviced March 2024

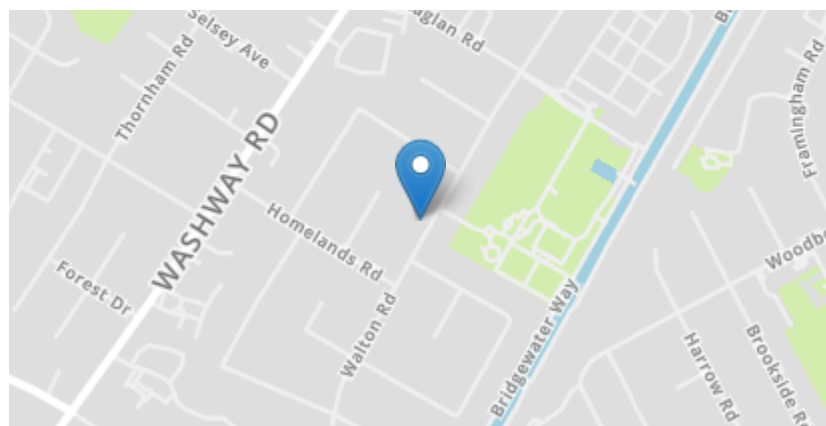
When was the property last rewired? Unknown

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Probate sale

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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