



*jordan fishwick*

# 189 Walton Road, Sale, M33 4ER

A traditional 1930's three bedroom, extended semi-detached property situated in a highly desirable location on Walton Road within catchment area of excellent local schools, Walton Park and public transport links. The property offers spacious family living accommodation and briefly comprises: entrance hallway, kitchen, lounge and living room leading through to the conservatory/ dining space. To the first floor there are three bedrooms and a family bathroom fitted with a three piece suite. UPVC double glazing and gas fired central heating throughout. Externally to the rear there is a large private garden being mainly laid to lawn with a patio area. Block paved gated driveway to the front providing ample off road parking. DON'T MISS OUT!!  
EPC Rating D. Council Tax Band D. Freehold.

## £470,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Entrance Hall

5'10" x 13'1"

Accessed via porch to a welcoming entrance hall with wooden door. Under stairs storage housing the boiler, laminate flooring, radiator and centre light point.

#### Lounge

12'0" x 10'10"

UPVC double glazed bay window to the front elevation. Ceiling coving, laminate flooring, radiator and centre light point.

#### Living Room

20'3" x 10'10"

Large open plan living area with laminate flooring, ceiling coving, radiator and centre light points. UPVC sliding doors leading to conservatory.

#### Conservatory

16'8" x 9'1"

Open to living room, continued laminate flooring and radiator. UPVC double glazed french doors lead to garden.

#### Kitchen

16'8" x 6'0"

Good range of wall and base units with complementary work surfaces, incorporating a stainless steel sink with mixer tap, integrated gas hob and oven. Space and plumbing for fridge freezer and washing machine. Windows to rear and side elevation with side door leading to garden.

#### Master Bedroom

13'3" x 10'9"

Great size master bedroom with UPVC double glazed bay window to front elevation, fitted wardrobes, carpeted, radiator and ceiling light point.

#### Bedroom Two

11'11" x 11'10"

Double second bedroom with UPVC double glazed window to rear elevation, carpeted, radiator and ceiling light point.

#### Bedroom Three

7'1" x 6'0"

Smallest of the three rooms, UPVC double glazed window to front elevation, carpeted, radiator and ceiling light point.

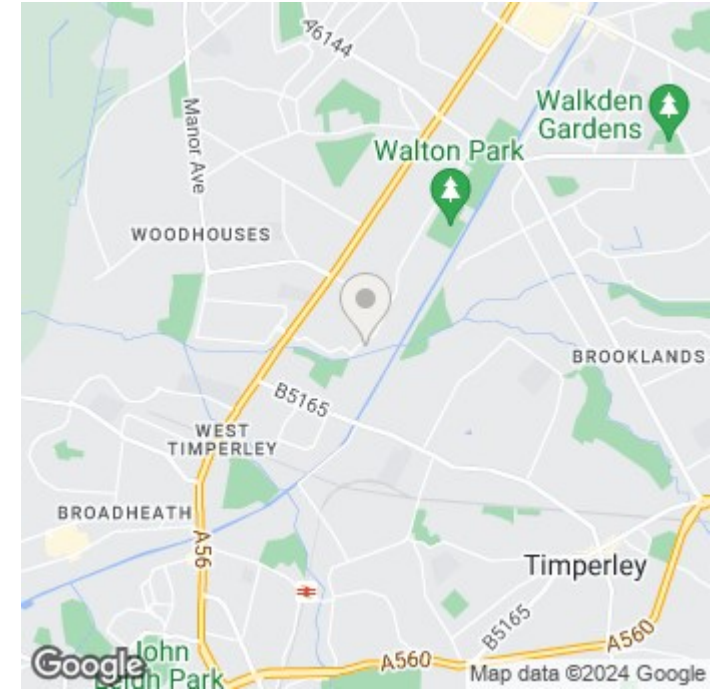
### Bathroom

9'2" x 6'1"

Great size family bathroom comprising vanity hand basin and bath with shower over, partially tiled walls, window to the side elevation, linoleum flooring, radiator and centre light point.

### Externally

The property benefits to the front, a generous block paved driveway with double gates and a garden to the rear which is part flagged and the rest laid to lawn.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

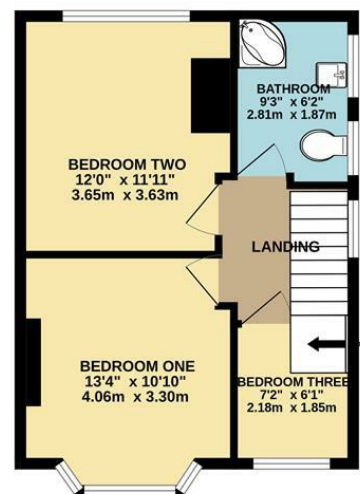
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>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



GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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