



73 Walton Road, Sale, M33 4BB

Offers Over £425,000









# Jordan fishwick

- Three Bedroom Semi-Detached
- Close to Walton Park & Metrolink
- Fantastic Size Garden
- Detached Garage
- Council Tax Band D
- NO CHAIN
- Driveway Parking
- Manicured Front Garden
- EPC Rating E
- Freehold

Traditional 1930's semi-detached house on the popular Walton Road within close proximity to Walton Park, Brooklands Metrolink, good schools and the various amenities in Sale. Being offered with NO CHAIN, this extended family home has excellent potential for further development to suit the buyer's requirements.

The property briefly comprises: entrance hall, spacious lounge with door/windows onto the garden, bay fronted office/playroom, modern kitchen diner with patio doors, three bedrooms and family bathroom with four piece suite. Externally, there is gated driveway parking and lawned garden to the front of the property, gated access down the side of the property leading to the detached garage. The rear garden is mainly laid to lawn with patio area and enclosed with hedge borders.

Call to view!

EPC Rating E. Council Tax Band D. Freehold.

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## Tenure

Entrance Hall 6'6" x 14'9" (2 x 4.5)

Kitchen Diner 21'7" x 6'6" (6.6 x 2)

Lounge 11'5" x 18'8" (3.5 x 5.7)

Office/Playroom  
11'5" x 6'2" (excl. bay) (3.5 x 1.9 (excl. bay))

## First Floor

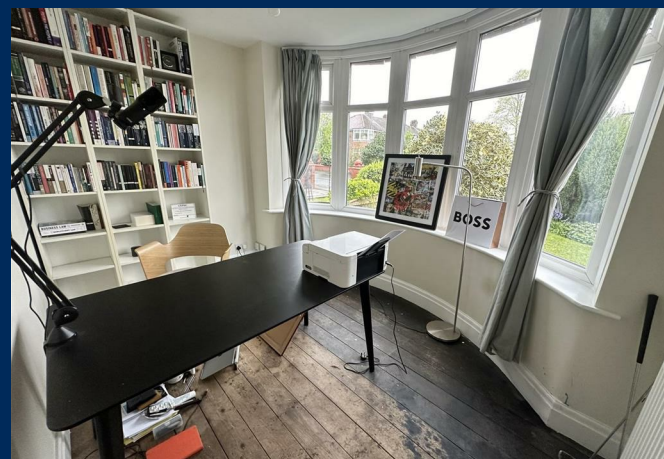
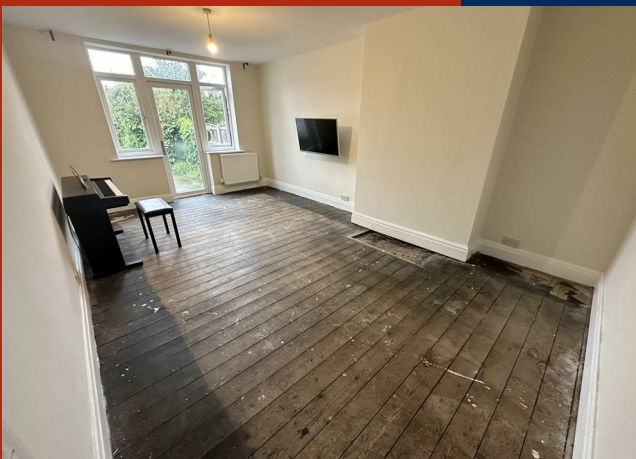
Master Bedroom  
11'5" x 12'1" (excl. bay) (3.5 x 3.7 (excl. bay))

Bedroom Two 11'5" x 12'9" (3.5 x 3.9)

Bedroom Three 6'6" x 7'2" (2 x 2.2)

Bathroom 9'6" x 6'6" (2.9 x 2)

Externally





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*Jordan fishwick*

Why take a risk?  
Sell Smarter









## Floor Plans

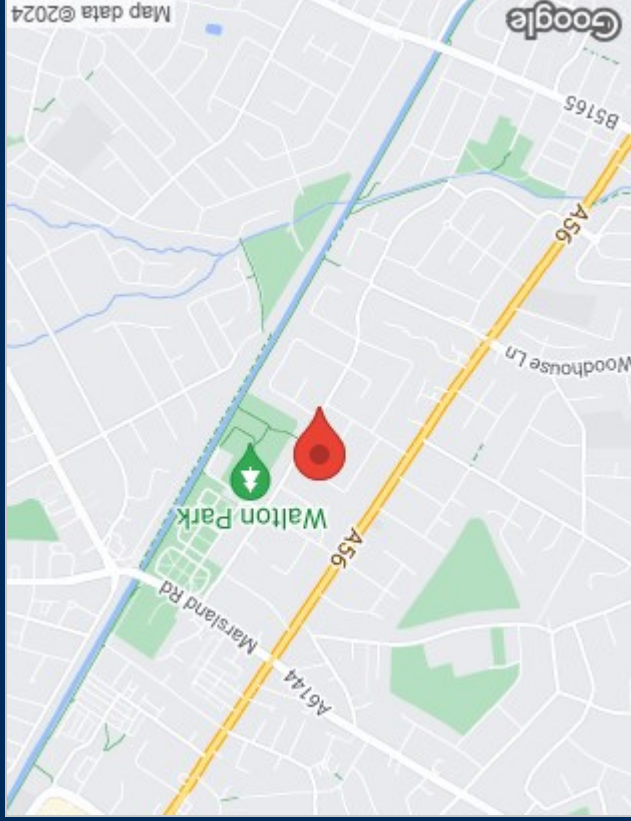


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

