Jordan fishwick

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8 Kings Road, Sale, M33 6GB

Offers Over £775,000



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- Highly Sought-After Location
- Open Plan Contemporary Living/Dining Kitchen
- Immaculate Semi-DetachedSeparate Large Utility Room & Downstairs
- Shower Room
- 4 Bedrooms & 3 Bathrooms (1953 SQFT) Ample Driveway Parking
- Council Tax Band E (Trafford) EPC TBC Freehold (Chief rent £15 PA)

An attractive and imposing four bedroom semi-detached which forms part of 'Kings Road', one of the most sought after and prestigious locations within the Sale area.

This magnificent family home has been extended to the ground and second floor which has made way for four very well proportioned bedrooms, the principal bedroom boasts an ensuite shower room and balcony. The extended open plan living kitchen is the heart of the home, a light and airy living space that enjoys views looking through the French patio doors of the well maintained, leafy rear garden. Further benefits include a useful downstairs WC/Shower Room and large separate utility room.

In brief the internal accommodation comprises; Spacious entrance hallway, living room with bay window to the front aspect and feature fireplace, extended contemporary open plan living kitchen with Velux windows and UPVC French doors onto the rear patio, large separate utility room with built in storage and counter space with stainless steel sink and space for appliances.

To the first floor there are three bedrooms, all which are very well proportioned double rooms, and the principal bedroom boasts an ensuite shower room and balcony area. There is a sizeable family bathroom fitted with a modern four piece suite featuring a double ended bath and separate shower with rainfall shower overhead. Accessed via the large landing area is the staircase ascending to the second floor that reveals the fourth bedroom in the converted loft space, a bright airy room with three Velux windows and built in storage.

Externally to the rear, the garden is mainly laid to lawn with an initial patio area, flowering shrubbery displays and a secure panelled fencing enclosure. To the front of the property there are further gardens laid to lawn and a driveway providing off road parking for multiple vehicles that leads to the gated side accessed.

Properties is this location rarely come to market, call now to secure a viewing.

Freehold.





















## Floor Plans

## GROUND FLOOR 814 sq.ft. (75.6 sq.m.) approx. KITCHEN/DINER 22'9" x 18'10" 6.93m x 5.74m 00 0 AIRS 02.12m x 1.68m В UTILITY ROOM 10'11" x 8'6" 3.32m x 2.58m HALLWAY ORA STORAG LIVING ROOM 15'5" x 13'11" 4.69m x 4.25m

1ST FLOOR 800 sg ft. (74.3 sg.m.) approx. **BEDROOM 4** BEDROOM 3 12'11" x 8'1" 3.93m x 2.47m 12'11" x 10'9" 3.93m x 3.27m ANDING BATHROOM 8'11" x 8'1" 2.72m x 2.47m DOWN BEDROOM 1 22'9" x 17'0" 6.94m x 5.19m



2ND FLOOR 339 sg.ft. (31.5 sg.m.) approx.

## River Metsey ASHTON UPON MERSEY 85166 Sale A6144 A6188 Marsland Rd 30 Coople Waltor Map data @2025 Energy Performance Graph

 Current
 Current
 Potential

 Vary energy efficient - lower running costs
 Current
 Potential

 (12 plus) A
 (131) B
 (131) B
 (133) B

 (134) B
 C
 (134) B
 (134) B

 (134) C
 (135) F
 (136) F
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 (136) F

 (130) C
 C
 (136) F

Location Map

TOTAL FLOOR AREA : 1953 sq.ft. (181.5 sq.m.) approx. Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix @2025

## 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.