



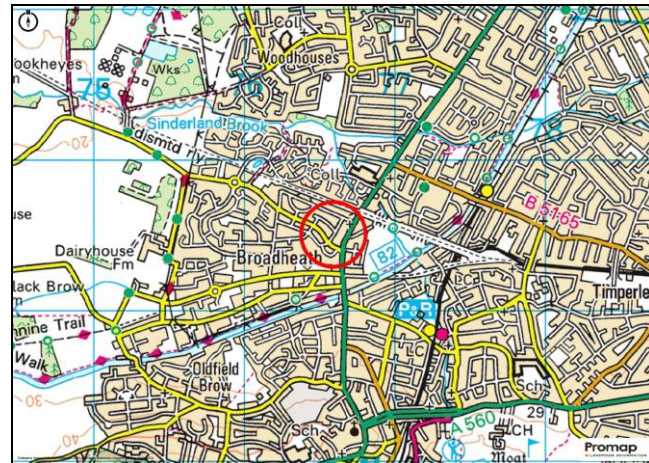
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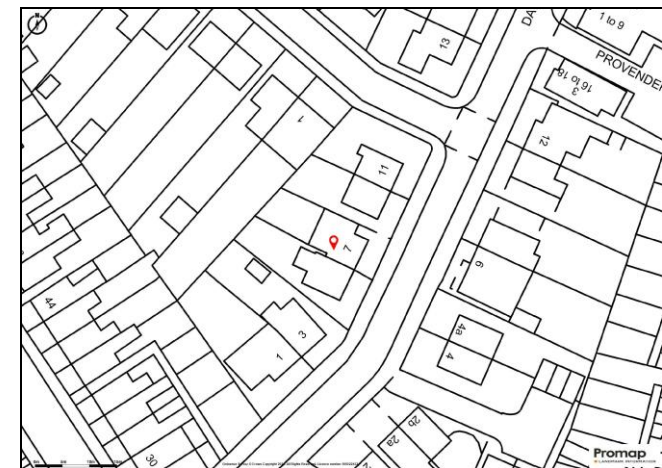
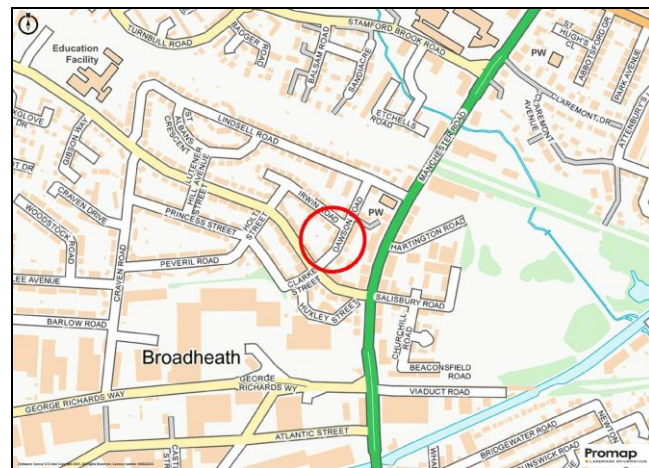


INDEPENDENT ESTATE AGENTS

location

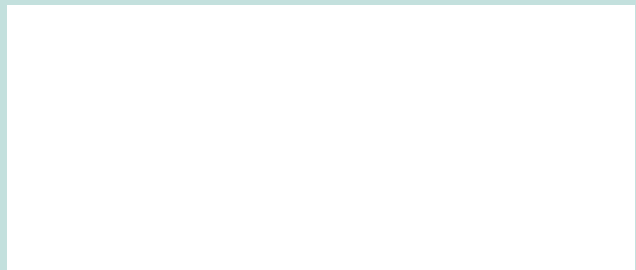


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station and at the next set of traffic lights continue straight across Barrington Road. At the end of Barrington Road turn right at the traffic lights onto the main A56 Manchester Road. Continue for a distance before turning left at a set of traffic lights into Sinderland Road. Turn first right into Dawson Road and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

7 Dawson Road Broadheath, Altrincham, Cheshire, WA14 5JP



A STYLISHLY PRESENTED REMODELLED AND EXTENDED SEMI DETACHED FAMILY HOME WITH WEST FACING GARDEN AND WALKING DISTANCE TO METRO, SHOPS AND SCHOOLS. 978sqft.

Hall. WC. Lounge. Dining Kitchen. Home Office/Store. Three Bedrooms. Bathroom. Driveway. Gardens.

“ *A beautifully presented home* ”

£350,000

in detail



A stylish, updated, remodelled and extended Semi Detached family home located in this popular residential area close to local shops, schools, Navigation Road Metrolink, Altrincham Town Centre and the popular Market Quarter.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 978 square feet providing a Hall, WC, Lounge, Dining Kitchen and Utility in addition to a Home Office/Store to the Ground Floor and Three good sized Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and to the rear a private lawned Garden with patio area enjoying a West facing aspect.

Comprising: Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Access to useful understairs storage. Opaque window to the front elevation.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a WC and wash hand basin with built in storage below and tiled splashback. LED lighting.

Lounge is a well-proportioned room with wide bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with granite hearth and wood surround. Recessed lighting. Glazed double doors lead to the:

Dining Kitchen with part vaulted ceiling with two inset Velux windows and bi-folding doors which enjoy views over and provide access to the delightful Gardens.

The Kitchen Area is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, combination microwave oven, five ring hob with extractor fan over, fridge, freezer and dishwasher. The units incorporate a breakfast bar. Solid oak flooring with underfloor heating.

Utility Room fitted with base and eye level units with solid wood worktops. Space and plumbing for a washing machine. Solid oak flooring. LED lighting.

Home Office/Store with part vaulted ceiling with inset Velux window and doors provide access to the front and rear elevations. Built in storage cupboards along one wall.

To the First Floor Landing there is access to Three good Bedrooms and a Family Bathroom. Opaque window to the side elevation. Loft access point with pull down ladder. Wall mounted gas central heating boiler.

Bedroom One with wide window to the rear elevation enjoying views over the rear Gardens. There is a range of built in bedroom furniture including wardrobes, cupboards, drawers and dressing table providing ample hanging and storage space. Picture rail surround.

Bedroom Two with bay window to the front elevation. Built in double wardrobes and shelves to the chimney breast recess. Picture rail surround.



Bedroom Three is a good sized Third Bedroom with window to the rear elevation enjoying views over the delightful Gardens.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls. Opaque window to the front elevation. LED lighting.



Externally, there is a Driveway providing off road Parking and enclosed with a stocked border.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the bi folding doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders providing a mature aspect. The Garden is enclosed within timber fencing and West facing therefore enjoying the afternoon and early evening sun.

Approx Gross Floor Area = 973 Sq. Feet
= 90.3 Sq. Metres

