



2B DAWSON ROAD | ALTRINCHAM

£395,000

NO ONWARD CHAIN A superbly proportioned and presented modern semi-detached family home which needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, front sitting room, full width breakfast kitchen to the rear with access onto the gardens, cloakroom/WC, three bedrooms and family bathroom/WC to the first floor. Externally to the front and side of the property there is off road parking and a driveway continues to the side leading to a garage. To the rear there is a patio seating area with delightful lawned gardens beyond benefitting from a south easterly aspect. Viewing is highly recommended.

POSTCODE: WA14 5JP

DESCRIPTION

This modern semi-detached family home occupies an excellent position well placed for transport services, local shops and within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached via an entrance hall which provides access onto the front sitting room whilst to the rear there is a full width dining kitchen complete with modern high gloss units and with access onto the rear gardens. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three well proportioned bedrooms serviced by the modern family bathroom/WC fitted with a white suite with chrome fittings.

To the front and side of the property there is off road parking whilst to the rear there is a patio seating area with delightful lawned gardens beyond benefitting from a south easterly aspect. Beyond the property a driveway leads to a single garage with up and over door.

All in all a superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed front door. Opaque PVCu double glazed window to the side. Stairs to first floor.

SITTING ROOM

14'5" x 11'9" (4.39 x 3.58)

A superb reception room with PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Access to:

DINING KITCHEN

15'2" x 11'5" (4.62 x 3.48)

Running the full width of the property and fitted with a comprehensive range of cream high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel splash back and extractor hood. Integrated fridge freezer and dishwasher. Plumbing for washing machine. PVCu double glazed window overlooking the rear gardens and double doors provide access to the rear gardens. Radiator.

CLOAKROOM

7'8" x 3'1" (2.34 x 0.94)

With WC and wash hand basin.

FIRST FLOOR



LANDING

Opaque PVCu double glazed window to the side. Loft access hatch. Airing cupboard housing combination gas central heating boiler.

BEDROOM ONE

13'0" x 8'3" (3.96 x 2.51)

With PVCu double glazed window to the front. Radiator. Television aerial point.

BEDROOM TWO

13'1" x 8'3" (3.99 x 2.51)

With PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

10'3" x 6'7" (3.12 x 2.01)

A superb third bedroom with PVCu double glazed window to the rear.

BATHROOM

6'7" x 6'3" (2.01 x 1.91)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, WC and wash hand basin. Tiled walls and floor. Opaque PVCu double glazed window to the front. Extractor fan. Radiator.

OUTSIDE

GARAGE

Up and over door.

To the front and side of the property there is off road parking for two cars whilst to the rear the patio seating area is accessed via the dining kitchen and leads onto delightful lawned gardens.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

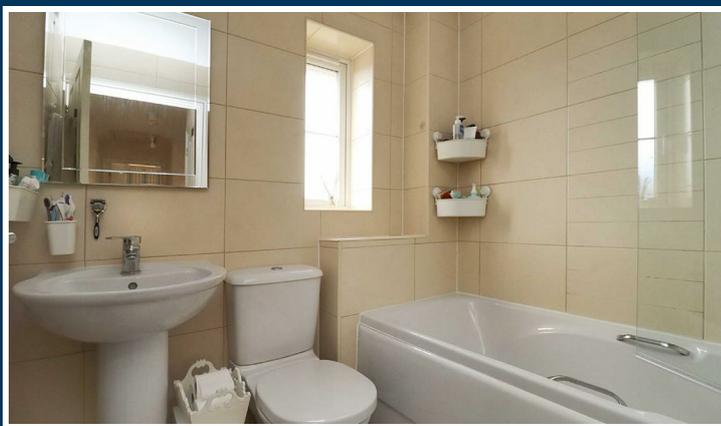
Band "C"

TENURE

We are informed the property is held on a Freehold basis and free from chief rent. This should be verified by your solicitor.

NOTE

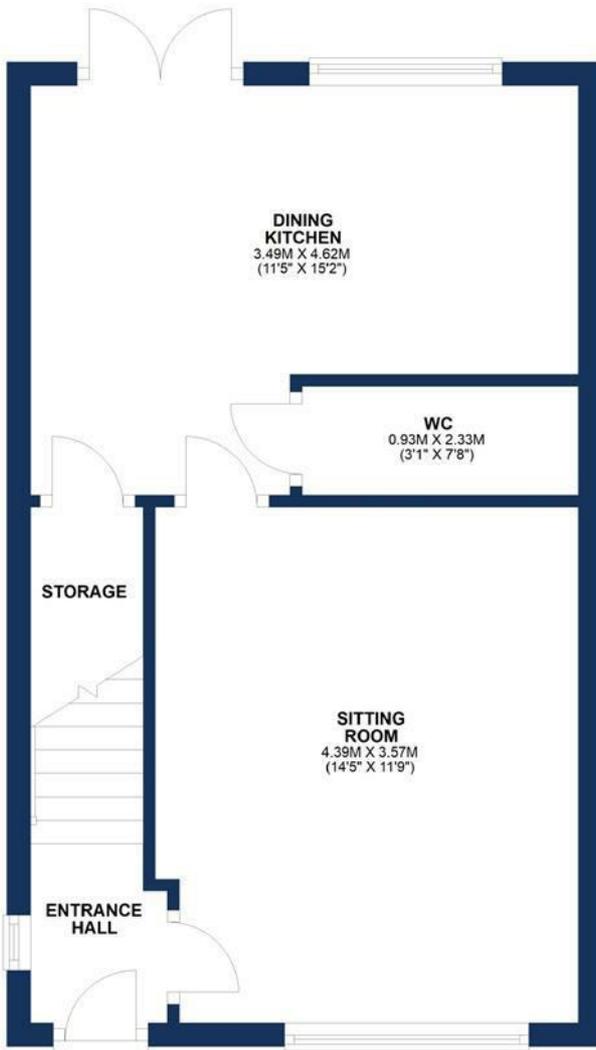
No appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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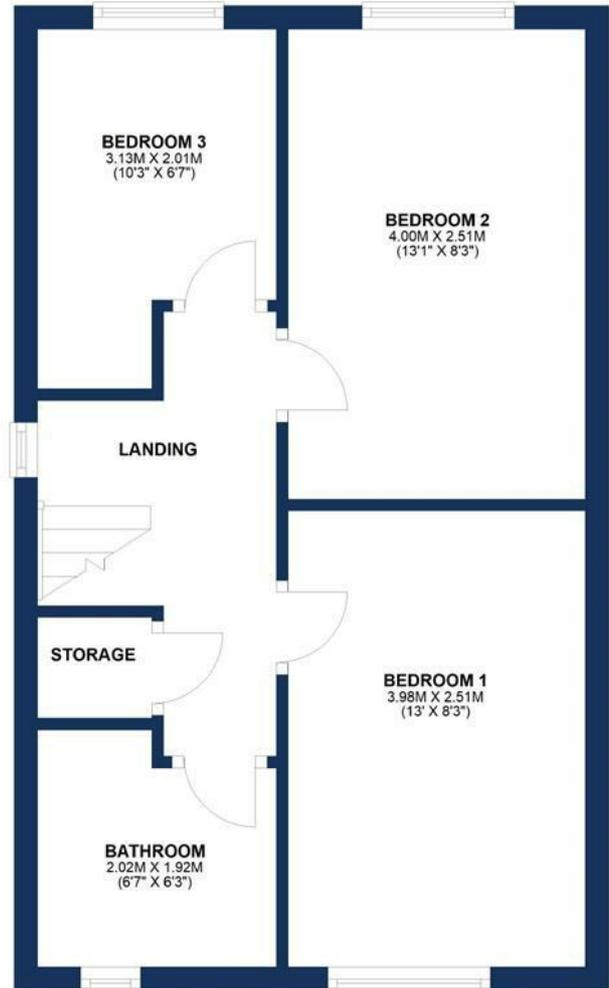
GROUND FLOOR

APPROX. 36.9 SQ. METRES (397.1 SQ. FEET)



FIRST FLOOR

APPROX. 36.9 SQ. METRES (397.1 SQ. FEET)



TOTAL AREA: APPROX. 73.8 SQ. METRES (794.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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