

**Hawarden Road, Altrincham, WA14 1NG**



A LARGE 3 BED SEMI THIS VERY SPACIOUS semi detached house has a large corner plot on a popular road near to Navigation Primary School with a wrap around front, side and rear lawned garden with a PRIVATE DRIVE and GARAGE. Front porch into hall with storage cupboard / cloak room. Front light and airy lounge with large bay window, second even larger reception room ideal as second lounge with dining area. A modern Kitchen with integrated cooker and freestanding appliances. The first floor has two very large double bedrooms both with fitted wardrobes. A single bedroom with fitted robe and a bathroom with white suite and shower over bath. Great location for Altrincham, Navigation primary school, Navigation Road TRAM/ TRAIN station and close to motorway and public transport networks. Two Private Drives. Garage. Massive potential to extend subject to planning permission.

**Offers in Excess of £485,000**

## PORCH

The property is entered via the front porch which is UPVC double glazed and brick built.

## HALLWAY

14'6" (4m 41cm) x 5'8" (1m 72cm)

A spacious hallway which is carpeted, has a wall mounted radiator and a two centre light fittings. The meters can also be found in meter cupboards. There is a useful storage room under the stairs.

## LIVING ROOM

12' 0" (3m 65cm) x 8'6" (2m 59cm)

Front reception room currently used as a living area with feature electric fire, UPVC double glazed bay windows and wall mounted radiator. A centre light fitting to the ceiling, TV aerial and BT point, power points and carpeted flooring.

## RECEPTION ROOM 2

19'4" (5m 89cm) X 10'9" (3m 27cm)

A really large living area with space for a dining area which is carpeted has a feature insert fireplace and UPVC double glazed windows to the rear. Ceiling light fittings and two wall uplighter fittings. Power points.

## KITCHEN

15'8" (4m 77cm) X 6'9" (2m 5cm)

A galley style kitchen with modern fitted kitchen units of white gloss, with a range of wall and base units. Integrated electric oven/hob and freestanding washer/dishwasher and fridge freezer. UPVC double glazed window to the rear of the property and side and a frosted glazed back door. Vinyl flooring and spotlights fitting to the ceiling.

## STAIRS TO FIRST FLOOR AND LANDING

9'4" (2m 84cm) x 7'4" (2m 23cm)

Wooden staircase to first floor with carpeted flooring, UPVC double glazed window to the side and landing, centre light fitting on the landing, loft access and access to all rooms.

## MASTER BEDROOM

11'6" (3m 50cm) x 10'8" (3m 25cm)

Master double bedroom with fitted wardrobes, carpeted flooring, UPVC double glazed windows to the front, wall mounted radiator, power points and a centre light fitting.

## BEDROOM 2

10'6" (3m 20cm) X 12'10" (3m 91cm)

A good sized double bedroom, with carpeted flooring, fitted wardrobes and wall mounted radiator. UPVC double glazed window, and a centre light fitting.

## BEDROOM 3

8'2" (2m 48cm) X 7'3" (2m 20cm)



A good shaped single bedroom with carpeted flooring, wall mounted radiator and a centre light fitting. UPVC double glazed window.

## **BATHROOM**

*7'1" (2m 15cm) X 5'9" (1m 75cm)*

A three piece bathroom suite with a bath overhead shower and shower curtain rail, hand basin, wc and wall mounted heated radiator. Part tiled walls, UPVC frosted double glazed window. Vinyl flooring and centre light fitting.

## **GARDENS AND GARAGE**

To the front are gardens mainly laid to lawn, on the side is a garden surrounded by hedges to the back garden with access to the garage. A driveway with off road parking for up to two vehicles and a garden to the back.

## **DISCLAIMER 1**

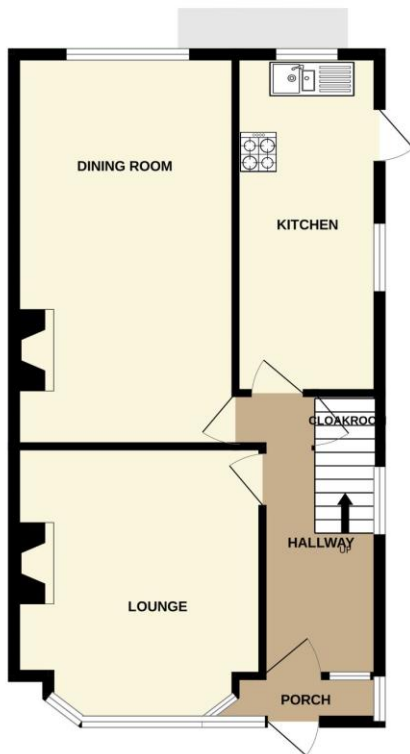
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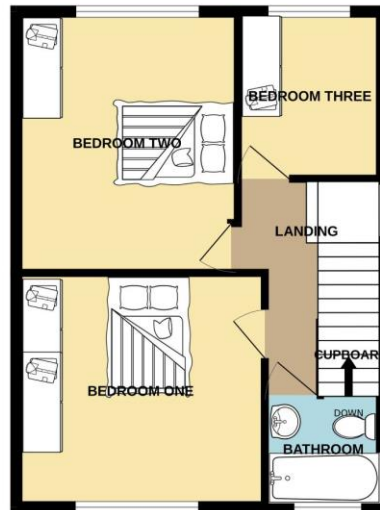
We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



GROUND FLOOR



1ST FLOOR



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