

Dunmaston Avenue, Altrincham, WA15 7LG



A fantastic 3-bed family-sized semi-detached home with off-road parking, garage, and large private rear garden. Ideally located close to Metrolink, motorway links, and just 10 mins from Hale/Altrincham shops, bars, and restaurants. The property offers a spacious lounge, modern fitted kitchen with appliances (washer/dryer, fridge freezer, dishwasher), boiler, and useful storage rooms. Upstairs: large master bedroom with en-suite, further double with Velux windows overlooking the garden, single bedroom, and family bathroom with bath, WC, and shower. UPVC double glazing and gas central heating.

Asking Price £375,000

ENTRANCE HALLWAY

20'5" (6m 22cm) X 3'45" (2m 5cm)

Wooden door with UPVC glass insert into a long galley hallway, with wall mounted alarm and heating control and access door to garage. There is also a useful storage room off the hallway and a downstairs WC.

DOWNSTAIRS WC

6'10" (2m 8cm) x 3'2" (96cm)

Wooden door into a downstairs WC, sink and upvc double glazed window with radiator and tiled flooring.

KITCHEN

15'3" (4m 64cm) x 14'2" (4m 31cm)

Wooden door into a kitchen/dining room with a range of wall and base units, integrated fridge/freezer, freestanding dishwasher gas hob and electric oven, sink and drainer. There are UPVC patio doors to the outside pretty courtyard. To the side of the kitchen is a nice dining area, with wall mounted TV, radiator, laminate flooring and two chandelier light fittings.

STAIRS TO THE FIRST FLOOR

Wooden staircase to the first floor which are carpeted.

LOUNGE

15'4" (4m 67cm) X 15'3" (4m 64cm)

The front lounge area is light and airy and has dual UPVC double glazed windows overlooking the front of the house, radiator, laminate flooring, two chandelier light fittings, shelving to the walls and a feature fireplace.

FAMILY BATHROOM

8'3" (2m 51cm) X 5'10" (1m 77cm)

Wooden door into family bathroom, with bath and overhead shower, wall mounted mirrored cabinet, towel rail and toilet roll holder, part tiled walls and spotlights to the ceiling.

BEDROOM 3

15'3" (4m 64cm) X 7'5" (2m 26cm)

Wooden door into a single bedroom with laminate flooring, 3 upvc double glazed windows with blinds, two centre light fittings and a wall mounted radiator. This room is currently being used as a study room.

STAIRS TO THE SECOND FLOOR

Wooden staircase to the second floor with carpeted flooring and landing with loft hatch.

BEDROOM 2

15'3" (4m 64cm) X 10'2" (3m 9cm)

Wooden door into a double bedroom with upvc double glazed velux windows overlooking the back garden, laminate flooring, centre light fittings and a storage room.

MASTER BEDROOM



15'3" (4m 64cm) X 12'0" (3m 65cm)

Wooden door into master bedroom with laminate flooring, upvc double glazed window and velux, chandelier light fitting, radiator, recess under the window and door to the en suite shower room.

EN SUITE SHOWER ROOM

8'3" (2m 51cm) X 4'0" (1m 21cm)

Wooden door into a small en suite shower room, with shower cubicle, wc, vanity sink, shaving point, wall mounted mirrored cabinet and toilet roll/towel rail holder. laminate flooring and a centre light fittings.

OUTSIDE AREAS

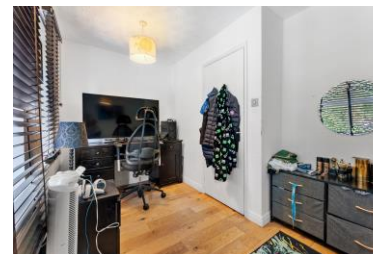
To the front of the property is a paved area with off road parking for one car and a connected garage to the property. To the rear of the property is a pretty courtyard paved area, with a range of shrubs and privately gated to the rear.

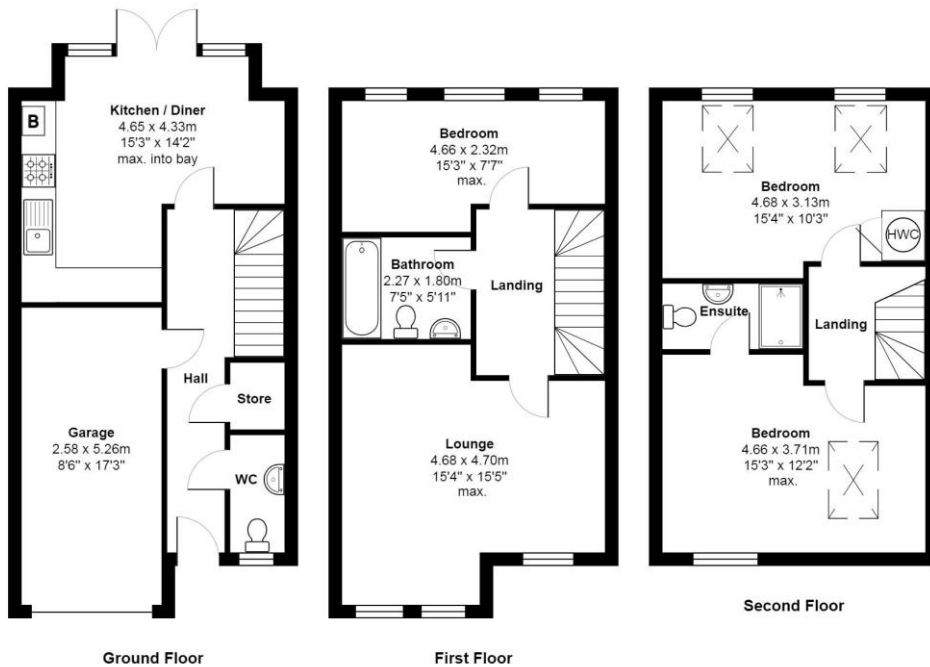
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DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, 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.





Total Area: 118.9 m² ... 1280 ft²

All measurements are approximate and for display purposes only