



33 Dawson Road
Heald Green SK8 3AE
Offers Over £425,000



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Offered for sale with no onward chain, this traditional extended detached property occupies a generous garden plot, with sufficient width to accommodate a further extension if desired (STP).

The property offers well-presented accommodation which comprises: Entrance porch, a wide reception hallway, extended fitted kitchen, a lounge with bay window and an extended dining room with inglenook feature and sliding doors to a conservatory.

To the first floor are two well-proportioned double bedrooms and a single bedroom, all with fitted furniture. A large family bathroom features a white suite and a separate shower enclosure.

The house stands behind a garden area which extends alongside one side of the property. A gated driveway provides off road parking space and it leads through doors beneath a carport and on to a detached garage. To the rear is an attractive garden which features paved sections for seating and ease of maintenance, with decorative borders and a timber shed.

Dawson Road is a well-regarded address, forming part of a popular residential area which offers excellent transport links, with good access to amenities and schools.

An internal inspection is essential in order to fully appreciate this most attractive home.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Conservatory
- Extended Kitchen
- Three Bedrooms
- Large Bathroom
- Driveway & Carport
- Detached Garage
- No Onward Chain

Entrance Porch

Entrance Hallway

Lounge

12'6" into bay x 12'7"

Dining Room

20'6" x 13'1" red to 11'0"

Conservatory

6'10" x 10'11"

Kitchen

17'4" x 8'0"

First Floor Landing

Bedroom One

13'1" into bay x 12'8" max

Fitted wardrobes.

Bedroom Two

11'11" x 11'10" red to 9'2" to fitted robes

Fitted wardrobes.

Bedroom Three

8'4" max x 7'0" max

Fitted furniture.

Bathroom

8'9" x 8'6"

Externally

Garden to the front and side.

Driveway extends through doors beneath carport.

Enclosed garden to rear.

Detached Garage

16'3" x 8'3"

With electric power and light.

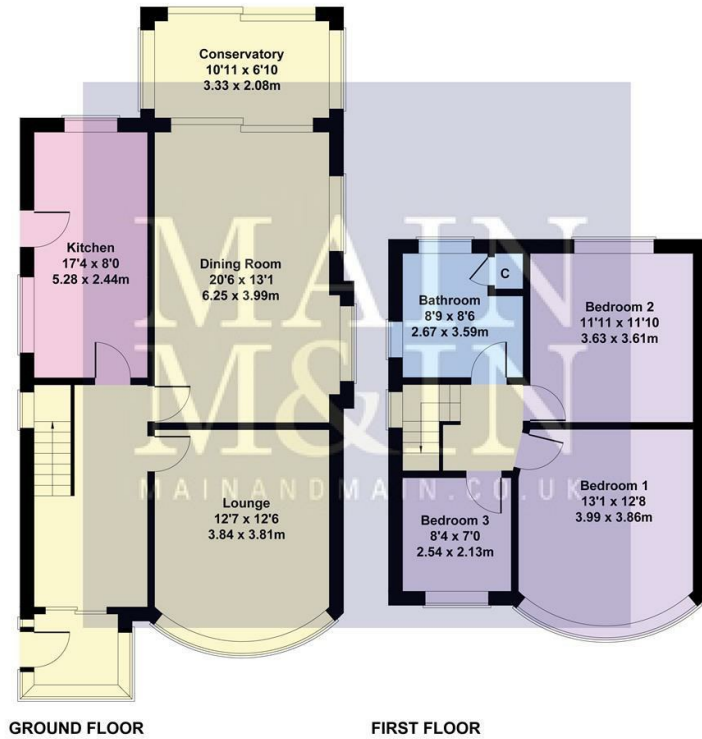
Tenure: Freehold

Council Tax: Stockport E





Dawson Road
Approximate Gross Internal Area
1362 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Very environmentally friendly - higher CO2 emissions (81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

