



10 Dawson Road
Altrincham WA14 5JP
Offers Over £400,000

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10 Dawson Road

Altrincham WA14 5JP

Offers Over £400,000

Standing on a large garden plot and featuring an unusually wide attached garage, this traditional semi-detached house is certain to appeal to those looking for a property which can be extended (STP). Many of the neighbouring homes have benefited from significant recent extensions - Further evidence of this residential area being increasingly sought-after.

Available with benefit of having no onward chain, the property forms part of an established residential area which enjoys excellent access to amenities, superb transport network links and the all-important proximity to popular schools for all age groups.

An entrance porch opens to an entrance hallway which leads to two inviting reception rooms: There is an attractive living room with front bay. The room opens to a dining room which has a feature fireplace and double-glazed French doors leading out to the garden. A fitted breakfast kitchen overlooks the rear garden and there is an internal door leading to the huge attached garage (33'2 x 14'2) which has sets of double timber doors to both the front and to the rear.

To the first floor is a landing which gives access to two good double bedrooms, a single bedroom/study and a well-appointed bathroom which is fitted with a white suite, with shower above the bath.

The house stands behind a paved driveway which provides off-road parking space for two vehicles, in addition to the additional space provided by the garage. To the rear is a large private garden which is laid to lawn, with paved seating area and decorative borders.

This location offers a perfect balance of suburban tranquillity while being conveniently close to the vibrant town centre of Altrincham, renowned for its market and dining options.

This is a most appealing home which simply must be viewed in order to be appreciated.

- Sought-after Location
- Close to Popular Schools
- Excellent Transport Links
- Large Garden - Wide Plot
- Three Bedrooms
- Two Reception Rooms
- Huge Potential To Extend (STP)
- Driveway & Large Garage
- No Onward Chain

Entrance Porch

Entrance Hallway

Living Room

12'8 into bay x 11'1

Dining Room

10'9 max x 14'5 red to 7'7

L-shaped room. Feature fireplace. French doors to garden.

Kitchen

13'9 x 7'7

First Floor Landing

Bedroom One

12'10 x 11'1 red to 9'0 to fitted wardrobes

Bedroom Two

9'2 x 10'11

Bedroom Three

7'10 x 5'10

Bathroom

6'0 x 5'10

Externally

Paved driveway to the front, providing off road parking space.

Large enclosed garden to the rear with seating area, lawn and decorative borders.

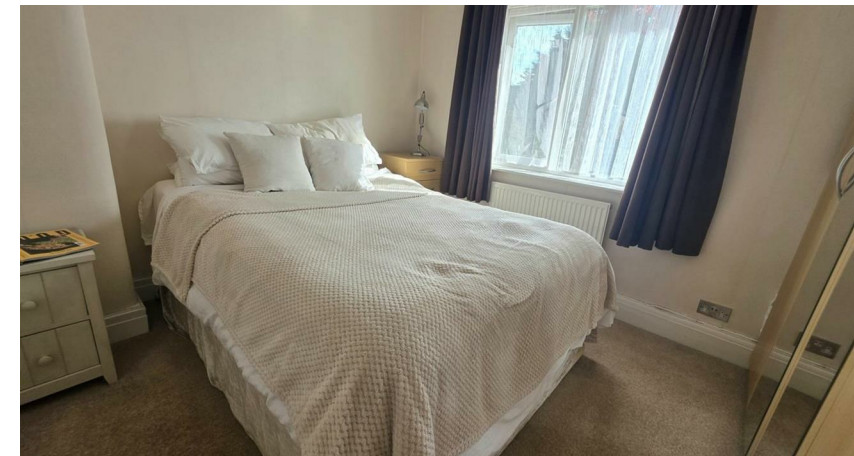
Attached Garage

33'2 x 14'2

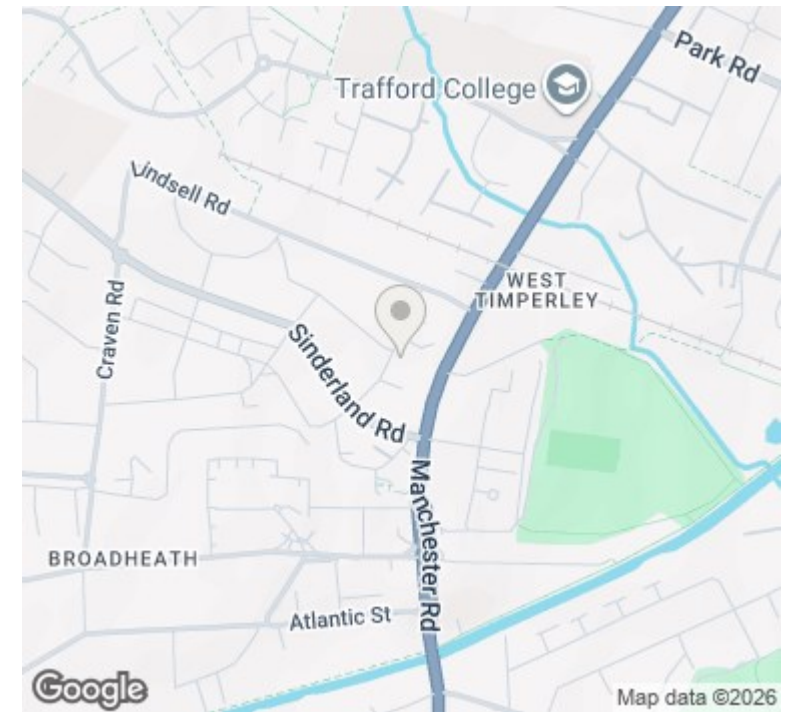
A particularly large attached garage with double doors to the front and to the rear.

Tenure: Freehold

Council Tax: Trafford C



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



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 and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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