



6 Dawson Road
Heald Green SK8 3AE
Asking Price £390,000



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A FREEHOLD, older style sizeable semi detached with private rear gardens and three bedrooms. NO ONWARD CHAIN.

Situated off Wilmslow Road, this lovely semi is in immaculate condition throughout. It has been redecorated throughout as well as new carpets fitted. The property offers: Entrance Porch, Hallway, Downstairs WC, Lounge opening into Dining Room, Large Fitted Kitchen, Landing, Three excellent bedrooms, Bathroom/WC. Outside is a detached brick garage set back into the rear garden. The driveway therefore offers additional parking.

The area is well served with local shops, restaurants, bars and take-aways along with excellent transport links. Both the M56/M60 motorways and Manchester Airport are only a few miles away.

Viewing an ABSOLUTE ESSENTIAL.

- Gas Central Heating
- PVCU Double Glazing
- Downstairs WC
- Three Excellent Bedrooms
- Re-Roofed approximately 25 years ago
- Private Rear Garden
- Freehold
- NO ONWARD CHAIN

Entrance Hall
13'08 x 6'11
Understairs cupboard

Tenure: Freehold
Council Tax: SMbc D

Downstairs WC
Low level WC, Sink unit, Gas Boiler

Living Room
15'00 x 11'03
Electric fire with surround, sliding door to the rear

Dining Room
11'04 x 11'09
Opening to:

Kitchen
22'05 max x 9' max
Part tiled walls, fitted oven and grill, Gas hob with extractor hood over, plumbing for a washing machine, Pvcu Double glazed rear door.

Landing
7'00 x 6'10

Bedroom One
12'10 x 11'

Bedroom Two
11'09 x 11'

Bedroom Three
8'10 x 6'11

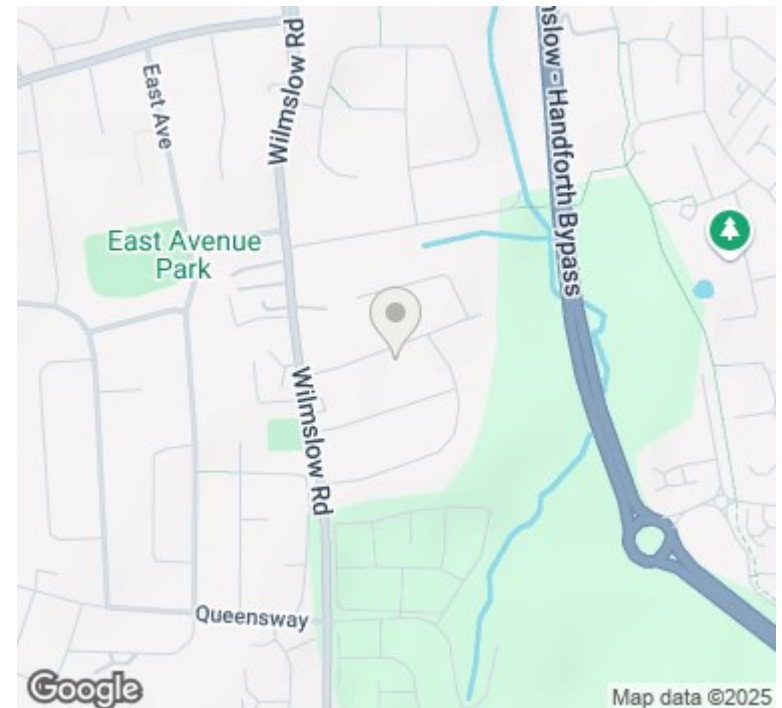
Bathroom/WC
8'05 x 6'09
3 Piece Suite, Bath with over shower, pedestal wash basin, w/c , Loft Access

External
Gardens to the front and rear with parking to the side, Detached garage 20'1" x 9'





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.

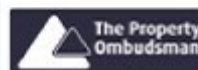
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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			
			80			1	1
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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