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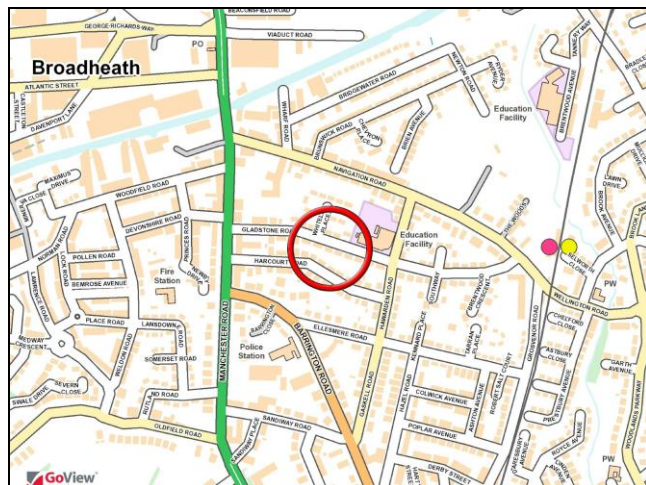


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right on to the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre past the railway station and over the next set of main traffic lights into Barrington Road. Take the second right turning off Barrington Road into Gaskell Road, which becomes Hawarden Road. Turn left into Gladstone Road and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

## 40 Gladstone Road Altrincham, Cheshire, WA14 1NS



**A SUPERBLY PRESENTED SEMI DETACHED FAMILY HOME ENJOYING A CONVENIENT LOCATION CLOSE TO ALTRINCHAM TOWN CENTRE AND WITH A DELIGHTFUL GARDEN TO THE REAR. 1168 sqft.**

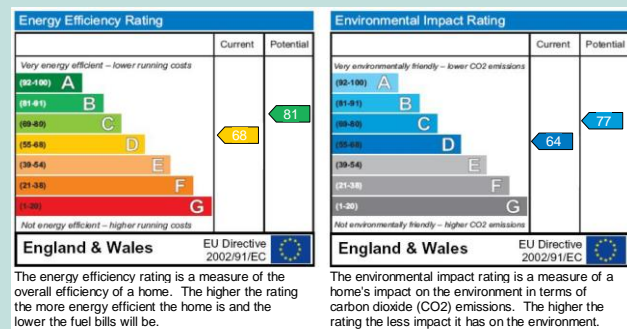
Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Family Bathroom. Driveway. Gardens.

*“ A superb family home with a delightful garden ”*

**Offers Over: £310,000**

## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail



A superbly presented Semi Detached property located in a popular residential area of Altrincham, within walking distance of Navigation Road School, Metrolink and Altrincham Town Centre.

The property offers spacious accommodation extending to 1168 sq ft with a Lounge, Dining Room and Kitchen to the Ground Floor with Three good Bedrooms served by a Bathroom to the first floor.



Externally, the property provides Off Road Parking and delightful Gardens to the rear in addition to a lovely Garden Room.

Comprising:

UPVC Entrance Porch with door and windows to the side and front elevation. Tiled flooring. UPVC frame door to Entrance Hall with spindle balustrade staircase rising to the first floor. Doors lead to the ground floor living accommodation. Access to useful under stairs storage.

13'5" x 10'8" Dining Room with UPVC frame windows to the front and side elevations. Coved ceiling.

14'2" x 12'8" Lounge is a well proportioned reception room with a gas living flame fireplace feature to the chimney breast with marble hearth and wood surround. Built in cupboards to one side of the chimney breast recess. There are two UPVC frame windows to the rear elevation enjoying views over the delightful gardens. Coved ceiling.

12'9" x 12'2" (max) Breakfast Kitchen with UPVC frame French doors to the rear elevation overlooking and providing access to the rear gardens. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Additional window to the side elevation. There is ample space and plumbing for appliances. Wall mounted gas central heating boiler housed within the units. Tiled flooring. Halogen lighting. A door provides access to a Rear Porch with a further door to the side of the property.

Ground Floor WC fitted with a modern white suite with chrome fittings comprising of a wash hand basin with built in storage and WC. Tiling to the sink area. Tiled flooring. UPVC frame window to the side elevation. Chrome finish halogen lighting.

To the first floor there is access to Three good Bedrooms and a Family Bathroom. There are two windows to the front elevation and a door provides access to useful storage.

Bedroom One measures 12'8" x 12'3" with UPVC frame window to the rear elevation overlooking the garden. There is a door to one side of the chimney breast providing storage.

Bedroom Two measures 13'5" x 9'5", another well proportioned room with UPVC frame window to the front elevation. Decorative radiator cover. A door provides access to useful storage.

12'8" x 8'7" (max) Bedroom Three is a good sized single room with UPVC frame window to the rear elevation. Built in wardrobe to one side of the chimney breast recess. Loft access point.



The Bedrooms are served by a Family Bathroom fitted in a modern white suite with chrome fittings, comprising of a bath with thermostatic Mira shower over, wash hand basin and WC. UPVC frame window to the rear elevation. Extensive tiling to the walls. Chrome finish heated towel rail. Access to a useful airing cupboard.

Externally there is a driveway providing off road parking and there is a well designed, low maintenance garden frontage with a variety of plants, shrubs and trees.



To the rear there are delightful gardens with a paved patio area adjacent to the back of the house. Beyond there are well stocked borders with a variety of plants, shrubs and trees. There is a further decked patio, an excellent timber Garden Room and timber shed. The garden is enclosed within timber fencing, enjoying a South facing and therefore sunny aspect.

Approx Gross Floor Area = 1168 Sq. Feet  
= 108.27 Sq. Metres

