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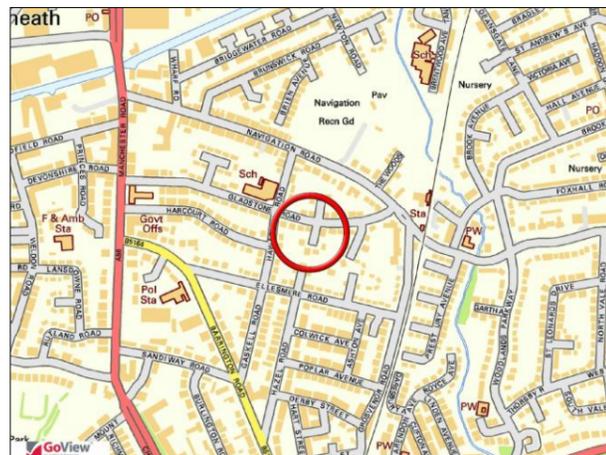


INDEPENDENT ESTATE AGENTS

# 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 onto 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 into Gaskell Road which then becomes Hawarden Road. Take a right turn into Gladstone Road and the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

# 72 Gladstone Road Altrincham, Cheshire, WA14 1NL



**A STUNNING REMODELLED SEMI DETACHED IDEALLY LOCATED FOR THE METRO, TOWN CENTRE AND MARKET QUARTER. 1058sqft.**

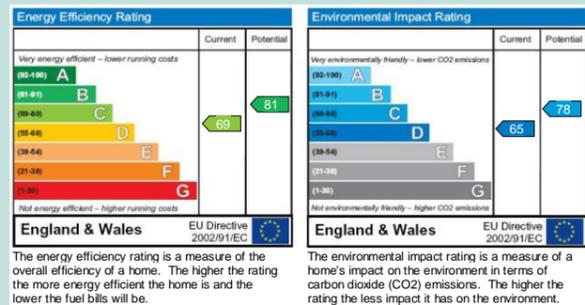
Hall. Lounge. Impressive 300sqft Live In Dining Kitchen. Three Bedrooms. Stylish Bathroom. Driveway. Garage. South Facing Gardens. No Chain

*“ A most impressive property ”*

**£400,000**

# 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 that 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 stunning transformation of a traditional Semi Detached property into a stylish family sized home, fabulously appointed throughout with high specification Kitchen and Bathroom fittings, extensive LED lighting, grey PVC replacement windows, natural wood flooring to the majority of the Ground Floor and in particular featuring corner bi-fold doors within the Live In Dining Kitchen.

The property provides a spacious Lounge to the Ground Floor in addition to the 300sqft Open Plan Live In Dining Kitchen and has Three good Bedrooms to the First Floor served by a particularly, well appointed Bathroom.



Externally, there is good off street Parking and a lovely South facing Garden to the rear.

The location is supremely convenient in this popular part of Altrincham, with Navigation Road School and Metrolink on the doorstep, and as such within easy walking distance of Altrincham Town Centre, its facilities and the popular Market Quarter.

Offered for sale with no chain, this property is ready to move into with the minimum of fuss.

Comprising:

Original Entrance door with attractive inset original lead, stained glass windows to the side and above to the Hall, setting the stylish theme evident throughout the property with modern wood flooring, a staircase to the First Floor and being directly Open Plan into the fabulous Live In Dining Kitchen, in addition to having a flush wood finish door to the Lounge. Meter cupboards. LED lighting.

Lounge with a deep round bay window to the front. LED lighting. Wiring for a wall mounted flat screen TV.

Open Plan Live In Dining Kitchen. A cleverly designed room, creating an day to day informal Family Living and working Kitchen Space, featuring corner bi-fold doors opening onto the rear decking and Garden, and having two further windows and a French door overlooking and giving access to the Gardens. Continuation of the wood flooring through from the Hall and with extensive LED lighting.

The Kitchen is fitted with a range of high gloss finish laminated fronted units with Silestone worktops over and integrated appliances to include; a stainless steel oven, four ring gas hob with extractor fan over, integrated dishwasher, fridge and freezer units. The units are arranged around a central island unit with an inset sink unit and incorporating a breakfast bar with pendant lights over. Wiring for a wall mounted flat screen TV.

Utility Area with plumbing for a washing machine and wall mounted combination gas fired central heating boiler. Wood flooring.

Door to the Ground Floor WC with white suite with chrome fittings and a window to the side.

First Floor Landing with window to the side elevation and flush wood finish doors to the Bedrooms.

Bedroom One with a deep round bay window to the front.



Bedroom Two with a window overlooking the rear Garden. Bedroom Three with a window overlooking the rear Garden.

The Bedrooms are served by the stylish Family Bathroom refitted with a suite in white with chrome fittings, providing a double ended bath with thermostatic shower over with drench shower head, wall hung vanity unit wash hand basin with plate glass mirror back and WC. Extensive tiling to the walls and floor. LED lighting. Chrome ladder radiator. Deep ledge angled window to the front.



Externally, the property is approached via a paved Driveway providing ample off street Parking, returning through gates down the side of the house and in turn leading to the Detached Single Garage.

The property to rear has extensive timber decking, returning across the back of the house, accessed via the Live In Dining Kitchen, opening onto a good size area of lawn with maturely stocked borders of shrubs, bushes and plants and with further hard standing, paved patio towards the Garage. The Garden is enclosed with timber fencing and enjoys a broadly South facing therefore aspect.



Approx Gross Floor Area = 1058 Sq. Feet  
= 98.08 Sq. Metres

