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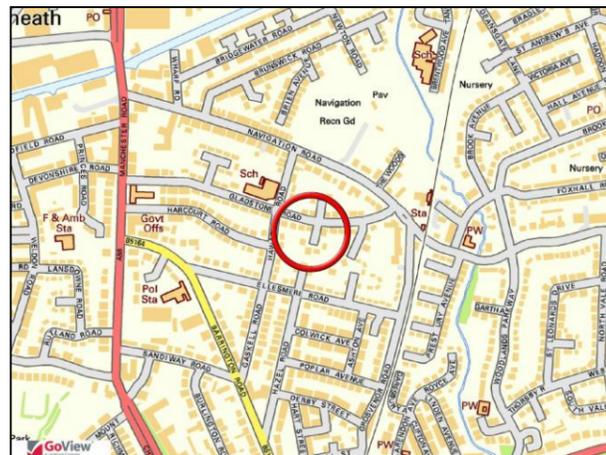


INDEPENDENT ESTATE AGENTS

# location

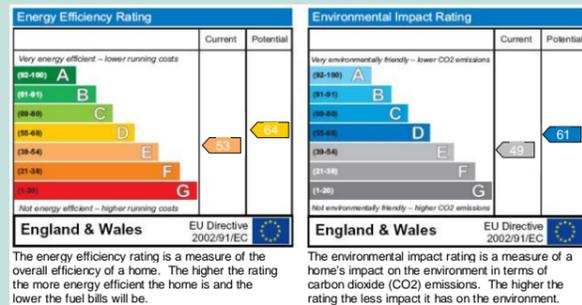


From Watersons Hale office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right on to the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. 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 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.



# energy efficiency

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



# 74 Gladstone Road Altrincham, Cheshire, WA14 1NL



**A BEAUTIFULLY PRESENTED SEMI DETACHED IDEALLY LOCATED FOR THE METRO, TOWN CENTRE, EXCELLENT LOCAL SCHOOLS AND MARKET QUARTER. 1016sqft.**

Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Stylish Bathroom. Driveway. Garage. South Facing Gardens.

*“ A superb home in a popular location ”*

**£385,000**

**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 beautifully presented Semi Detached double bay fronted family home positioned in this popular area, walking distance to excellent local schools, Navigation Road Metrolink and walking distance to Altrincham Town Centre and all its amenities.

The well balanced accommodation is arranged over Two Floors, extending to some 1000sqft comprising Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.



Externally, there is a paved Driveway providing off road Parking and to the rear a South facing Garden.

Comprising:

Enclosed uPVC Porch with tiled floor. Panelled Entrance door leading to a spacious Hall with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living Accommodation. Built in meter cupboard. Decorative radiator cover. Coved ceiling.

Lounge with stained and leaded glass bay window to the front elevation. To the chimney breast there is a gas living flame coal effect fireplace with stone surround.

Bi-folding door lead to the Dining Room with uPVC double glazed French doors overlooking and providing access to the Gardens. Fireplace feature to the chimney breast. Access to useful under stairs storage. Coved ceiling.

Well appointed Breakfast Kitchen with part vaulted ceiling, with inset Velux window and uPVC folding doors overlooking and providing access to the Gardens. Two windows to the side elevations.

The Kitchen Area is fitted with a range of base and eye level units with granite worktops over, inset into which is a stainless steel one and a half sink and drainer unit with mixer tap over. Integrated dishwasher and space and plumbing for additional kitchen appliances.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Double glazed uPVC window to the side elevation. Loft access point.

Bedroom One with stained and leaded glass bay window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature.

Bedroom Two with uPVC double glazed window to the rear elevation enjoying views over the Gardens. This Bedrooms enjoys built in wardrobes along one wall providing ample hanging and storage space.

Bedroom Three is a Single Bedroom with uPVC double glazed window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising a double ended bath with shower attachment over, separate enclosed shower cubicle with dual shower attachments and thermostatic shower with glazed folding door, wash hand basin with built in storage and WC. Double glazed uPVC window to the rear elevation. Extensive tiling to the walls and floor. Chrome finish LED lighting.



Externally, the property is approached via a Driveway, paved in its entirety providing off road Parking.

To the rear there is a patio area adjacent to the back of the house, accessed via the doors from the Dining Room and Breakfast Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing.

Detached Single Garage. The Garden enjoys a South facing and therefore sunny aspect.



Approx Gross Floor Area = 1016 Sq. Feet  
= 94.3 Sq. Metres

