



33 Dawson Road
Heald Green SK8 3AE
Offers Over £460,000

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33 Dawson Road

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Offered for sale with no onward chain, this traditional extended detached property occupies a generous garden plot, with sufficient width to accommodate a further extension if desired (STP). The property has benefited from a number of recent improvements and is now a pleasing family home which is ready to move in to.

An entrance porch leads to a wide reception hallway. The extended kitchen has recently been re-fitted with stylish contemporary units with contrasting quartz worktop surfaces and tiling, with wood effect flooring. Integrated appliances include a fridge/freezer, dishwasher, microwave, oven and hob. To the front of the house is a lounge with bay window. There is a spacious extended dining room with a feature inglenook fireplace. Sliding doors lead to a conservatory which overlooks the rear garden.

A light and airy landing leads to a spacious family bathroom fitted with a white suite and a separate shower enclosure. Attractive tiling and flooring. There are two double bedrooms, the rearmost with fitted furniture and views over the garden. The front bedroom features original stripped and stained floorboards, with a complementary bay window providing plentiful natural light. There is a smaller third bedroom, which also has fitted units.

The house stands behind a garden area which extends to the right side of the property - The generous plot size offers considerable scope to extend this property, subject to gaining the necessary permissions. A long driveway provides off road parking space, leading alongside the house and on to a detached garage. To the rear is an attractive garden which features paved sections for seating and ease of maintenance, with decorative borders and a timber shed.

Dawson Road is a well-regarded address, forming part of a popular residential area which offers excellent transport links, with good access to amenities and schools. An internal inspection is essential in order to appreciate this most engaging and appealing family home.

- Gas Central Heating & PVCU Double Glazing
- Two Reception Rooms & Conservatory
- Newly Installed Extended Kitchen
- Three Bedrooms & Large Bathroom
- Driveway & Detached Garage
- No Onward Chain

Tenure: Freehold
Council Tax: Stockport E

Entrance Porch
5'5 x 3'7

Entrance Hallway
8'11 max x 14'3 max

Lounge
12'6" into bay x 12'7"

Dining Room
20'6" x 13'1" red to 11'0"

Conservatory
6'10" x 10'11"

Kitchen
17'4" x 8'0"

First Floor Landing

Bedroom One
13'1" into bay x 12'8" max

Bedroom Two
11'11" x 11'10" red to 9'2" to fitted robes
Fitted wardrobes.

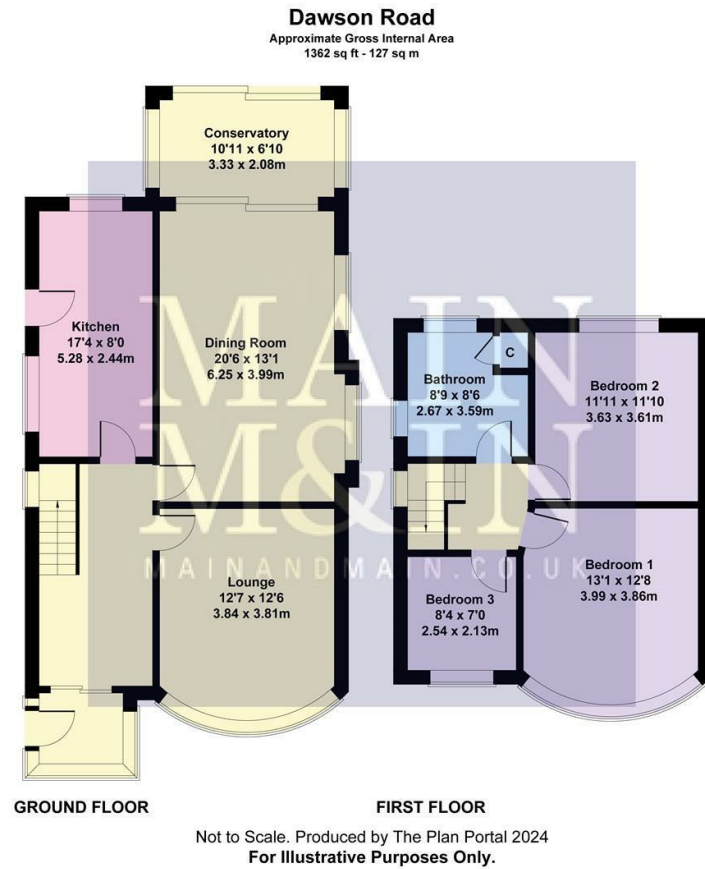
Bedroom Three
8'4" max x 7'0" max
Fitted furniture.

Bathroom
8'9" x 8'6"

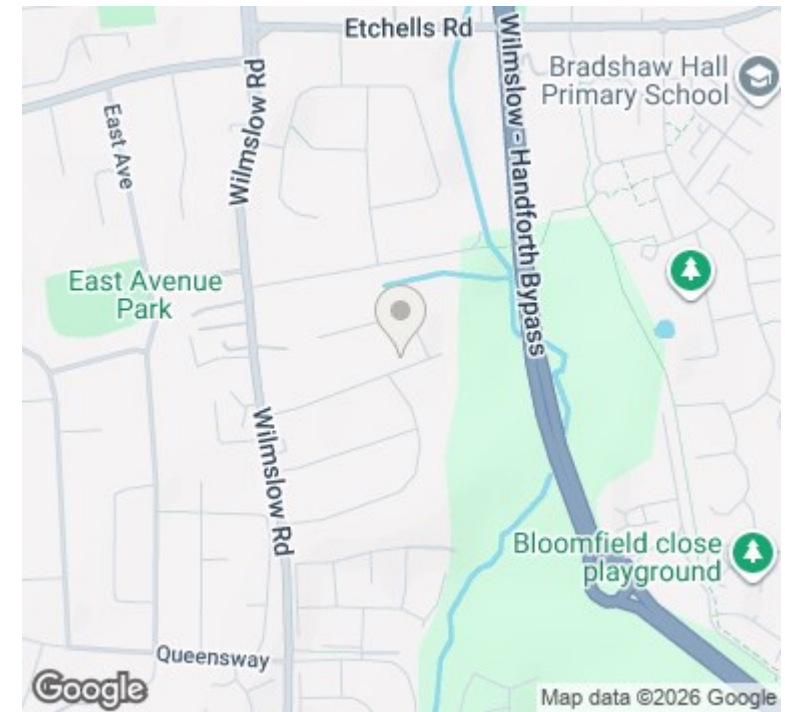
Externally
Gardens to the front and side.
A gated driveway extends alongside the house.
Enclosed garden to rear.

Detached Garage
16'3" x 8'3"





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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