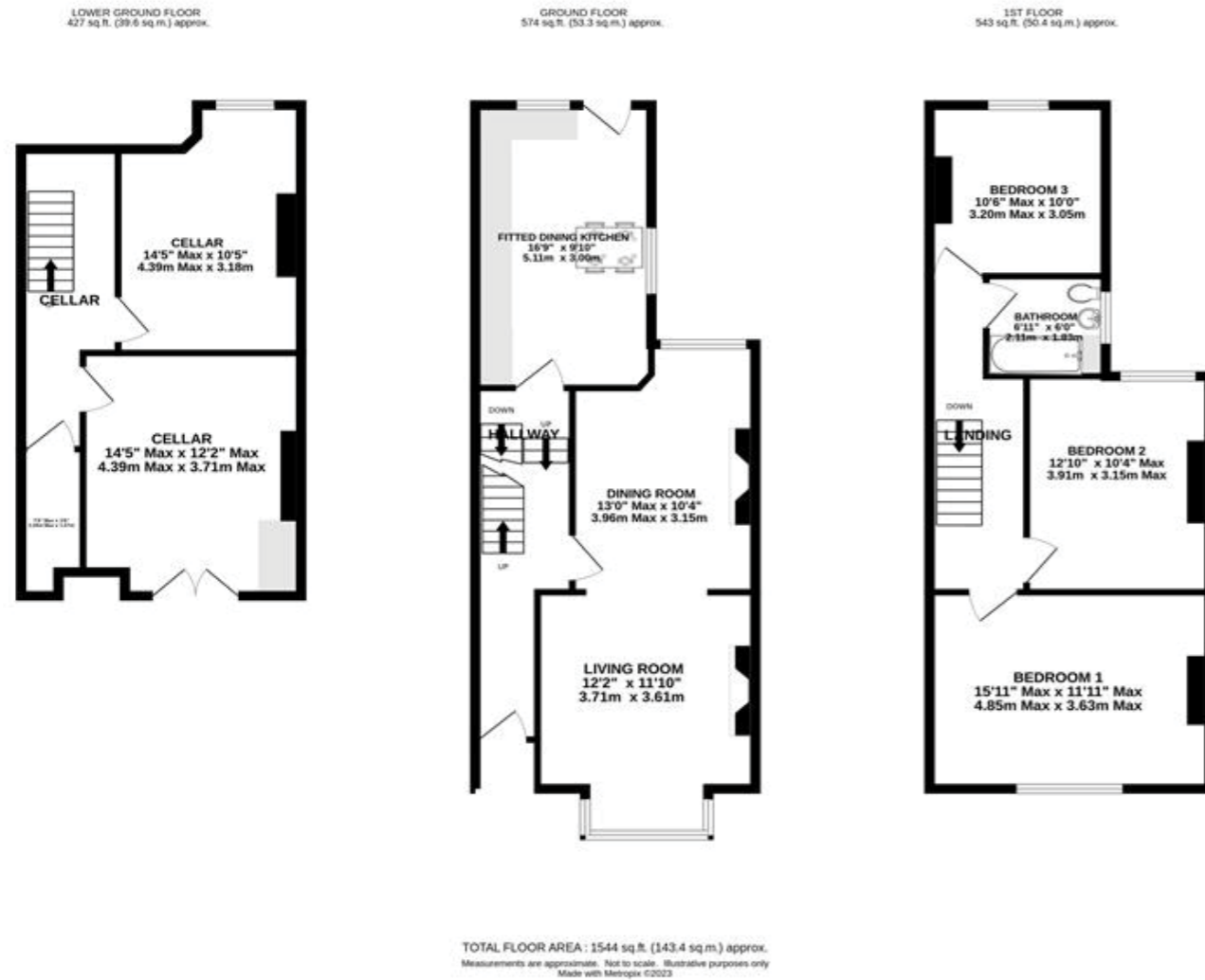


12 HAZEL ROAD
Altrincham
£525,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Altrincham
26, The Downs, ALTRINCHAM WA14 2PU
0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



GASCOIGNE HALMAN

This beautiful period middle terrace home is ideally situated just a short stroll to Altrincham centre and exudes character throughout. Well-tended mature gardens line the pretty pathway that approaches the front of the property and this enviable home boasts well-proportioned accommodation, retaining a wealth of original features. The property benefits from OFF ROAD PARKING and TWO USEFUL CELLAR CHAMBERS to the lower ground floor.

- BEAUTIFUL AND CHARACTERFUL PERIOD HOME
- THREE DOUBLE BEDROOMS
- TWO USEFUL CELLAR CHAMBERS
- ORIGINAL FEATURES THAT ARE SURE TO APPEAL

- OFF ROAD PARKING TO THE REAR
- PRETTY FRONT AND REAR GARDENS
- IDEAL LOCATION, CLOSE TO THE CENTRE OF ALTRINCHAM

£525,000

12 HAZEL ROAD

Altrincham



DESCRIPTION

The property is located at the beginning of Hazel Road and therefore enjoys a pleasant open aspect over a green to the front. In brief the accommodation comprises: Entrance hallway, living room with feature stained glass bay windows to the front elevation, good size dining room, and an impressive kitchen/diner to the rear. The first floor boasts three good size double bedrooms and a family bathroom suite. Stairs from the entrance hall lead down to the cellar chambers which offer ideal storage and great potential to convert to further living space, (subject to the necessary permissions). The cellars currently have plumbing for a washing machine, a wash hand basin and space for a fridge freezer.

Externally to the front the property is approached by a pretty pathway, lined with a wide variety of flowers and shrubs to the borders. To the rear there is an enclosed garden which has clearly been cultivated to provide a wonderful outside space. Beyond the rear gate is a driveway which provide off road parking.

Internal viewings are essential to appreciate this charming home.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including

Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most

reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

WA14 1HL

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN