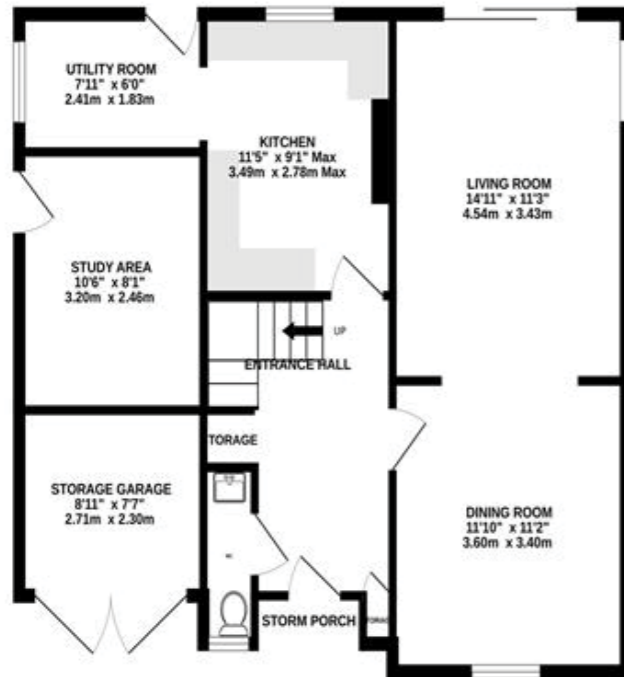
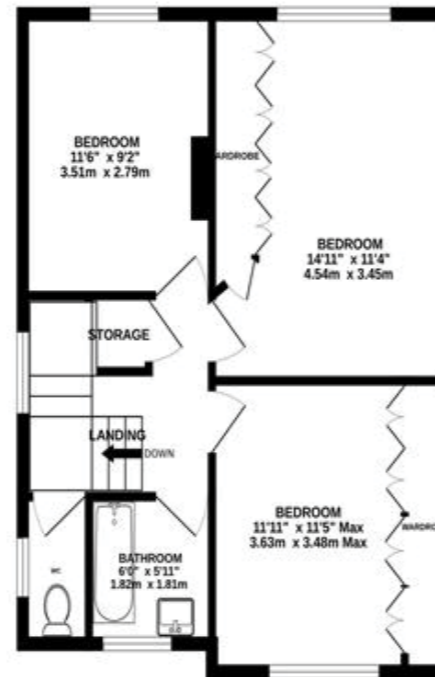


**29 PARTRIDGE AVENUE**  
Manchester  
**£425,000**

GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignealman.co.uk



**NO ONWARD CHAIN**  
This wonderful DETACHED family home offers fabulous and spacious living space and a GENEROUS PLOT that is sure to appeal to families. The property is within convenient reach of USEFUL COMMUTER LINKS, BAGULEY RETAIL PARK with its various shops and amenities and WYTHENSHAW HOSPITAL!

**GASCOIGNE HALMAN**

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- CONVENIENT REACH OF WYTHENSHAW HOSPITAL, RETAIL PARKS, METROLINK AND OTHER COMMUTER LINKS
- TWO RECEPTION ROOMS

- CONTEMPORARY RE-FITTED KITCHEN
- UTILITY ROOM
- DOWNSTAIRS W.C.
- MODERN WHITE FAMILY BATHROOM
- GOOD SIZE GARDENS
- DRIVEWAY

£425,000

29 PARTRIDGE AVENUE

Manchester



The property has been lovingly improved by the current vendor to create modernised accommodation which comprises in brief: Entrance hallway, downstairs W.C., dining room, great size separate living room with sliding patio doors leading to the rear garden, contemporary re-fitted kitchen and a utility room. There is also a useful study/office space which is accessed externally to the rear of the garage.

The first floor comprises Stairs/landing area with fitted storage cupboard, THREE DOUBLE BEDROOMS with fitted wardrobes to two, a modernised family bathroom suite and a separate W.C.

Externally to the front there is a driveway providing off road parking for two cars and leading to the storage garage. The house is also set back behind a pretty lawned garden. To the rear there is an impressive garden which is mainly laid to lawn and a raised paved patio offers ideal outside entertaining space. There is secure gated side access and the garden is enclosed via well defined boundaries.

**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**

Sat Nav: M23 1PL

**TENURE**

Freehold

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

Manchester

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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