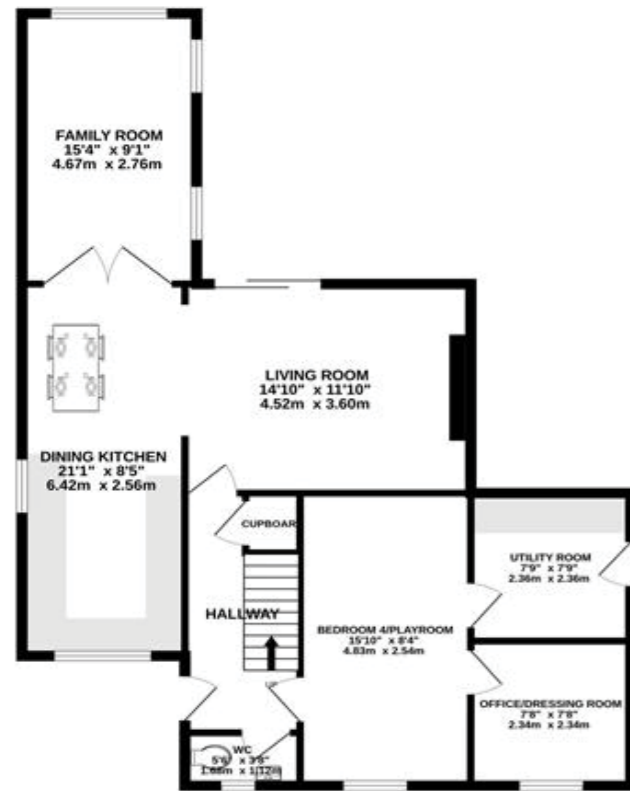
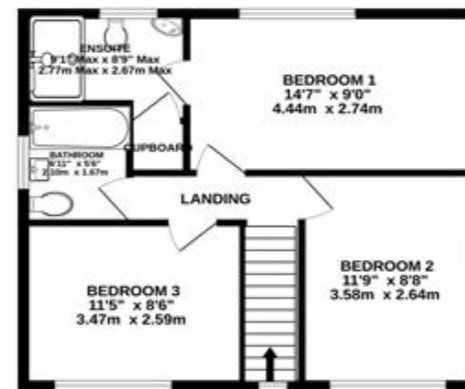


84 SEAMONS ROAD
Altrincham
£585,000

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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

This BEAUTIFULLY PRESENTED DETACHED family home is situated within an extremely desirable location. The property offers a wonderful prospective purchase for families, with JOHN LEIGH PARK, SOUGHT AFTER SCHOOLING, DUNHAM MASSEY and CENTRAL ALTRINCHAM all within convenient reach. The property has been lovingly improved to create versatile, extended living space that is sure to impress!

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

gascoignealman.co.uk



GASCOIGNE HALMAN

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS W.C.
- UP TO THREE RECEPTION ROOMS

- HOME OFFICE
- DESIRABLE LOCATION
- CONVENIENT REACH OF JOHN LEIGH PARK, SCHOOLS AND DUNHAM MASSEY

£585,000

84 SEAMONS ROAD

Altrincham



The well proportioned accommodation comprises in brief: Entrance hallway, downstairs W.C. and fitted cloaks cupboard, good size living room with feature wood burning fire and sliding patio doors which provide access to the rear gardens, contemporary fitted kitchen diner with large double doors leading to a family room, double bedroom/third reception room, home office/dressing room and a utility room.

The first floor comprises: Stairs/landing area, master bedroom with modern en-suite shower room, two further double bedrooms and a family bathroom with three piece white suite.

To the front there is a driveway which provides off road parking for several vehicles and to the rear is a garden laid with artificial grass for ease of maintenance, a paved patio area and gated access to both sides.

An internal inspection is essential to appreciate all this wonderful home has to offer!

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: WA14 4LB

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 Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

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



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