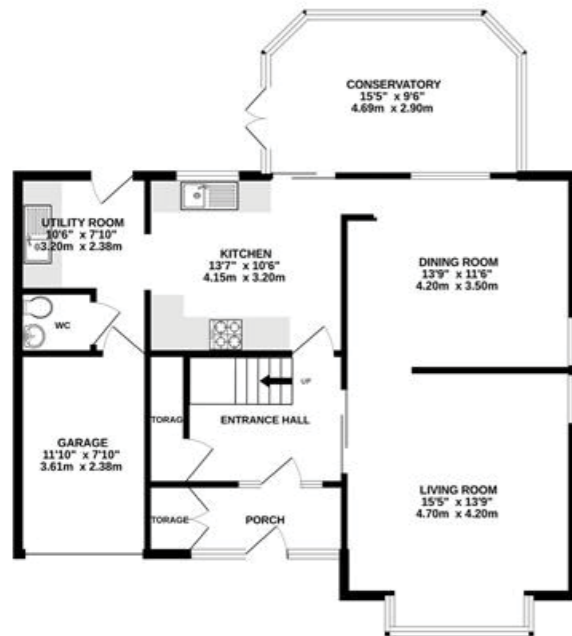


9 DRAYTON GROVE

Timperley

£725,000

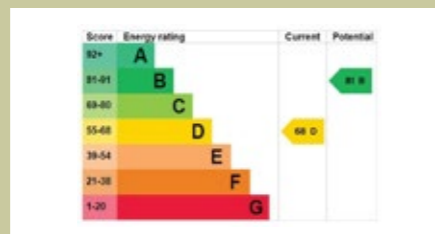
GROUND FLOOR  
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 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

Altrincham

26, The Downs, ALTRINCHAM WA14 2PU

0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



Offered with no forward chain, a well presented detached property benefitting from four bedrooms and two bathrooms in a highly sought after location.

GASCOIGNE HALMAN

- NO ONWARD CHAIN
- Four bedrooms
- Detached property

- Two driveways
- Quiet cul-de-sac location
- Highly sought after location

**£725,000**

**9 DRAYTON GROVE**

Timperley



This beautiful, four bedroom detached family home is situated on a quiet cul-de-sac within walking distance of Cloverlea Primary School and within the catchment area of Wellington School, Altrincham Boys and Girls Grammars and Timperley Village.

Internally there is an enclosed front porch, entrance hallway leading to the spacious lounge which benefits from a large bay window. There is a separate dining room, kitchen, utility room and large conservatory. To the first floor there are four well proportioned bedrooms, a modern family bathroom and en-suite shower room. Externally the property benefits from two driveways providing ample off road parking for multiple cars and

a garage. The rear garden benefits from a delightful patio, low maintenance artificial grass and fenced borders. Internal viewing essential to appreciate this attractive family home offering over 1600 square feet of living accommodation.

**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**

WA15 7PZ

**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 Metropolitan Borough Council 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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