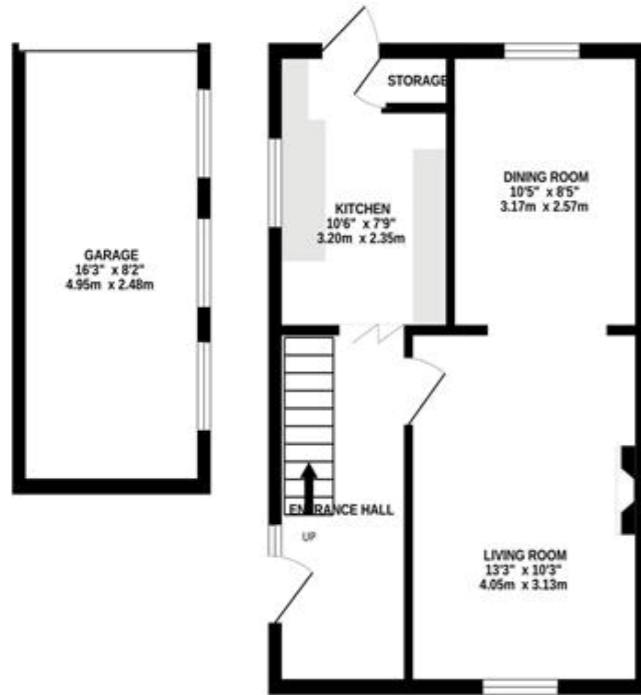


**2 PRESTBURY AVENUE**  
Altrincham  
**£310,000**

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



**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.  
A well proportioned THREE BEDROOM semi detached home which sits well back on this CORNER PLOT and offers the prospective purchaser an ideal opportunity to place their own stamp on a home. Altrincham centre and extremely SOUGHT AFTER SCHOOLS are within convenient reach and the Metrolink/train station is within walking distance. The property has GARDENS TO THREE SIDES and a single GARAGE to the rear.

**GASCOIGNE HALMAN**

- SEMI DETACHED HOME
- THREE BEDROOMS
- LOCATION NEAR TO SOUGHT AFTER SCHOOLS AND METROLINK/TRAIN LINE

- GARAGE
- GARDEN TO THREE SIDES
- CONVENIENT REACH OF ALTRINCHAM CENTRE
- SOME MODERNISATION REQUIRED

**£310,000**

**2 PRESTBURY AVENUE**

Altrincham



**DESCRIPTION**

In brief the accommodation comprises: Entrance hallway, living room, dining room and a kitchen to the ground floor. The first floor comprises: Stairs/landing, three bedrooms and a family bathroom. To the rear of the property there is an enclosed garden which is mainly laid to lawn and there is gated access to the rear short driveway that leads on to the single detached garage. The gardens which wrap around the front and side of the property also offer potential to extend. (Subject to the necessary permissions). Viewings recommended in order to avoid disappointment.

**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: WA15 8HY

**TENURE**

Leasehold - 946 Years Remain. Ground Rent - £25 Per Annum.

**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 C

**VIEWING**

Viewing strictly by appointment through the Agents.

**AGENTS NOTE**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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



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