



**GASCOIGNE  
HALMAN**

20 CLAY LANE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 20 CLAY LANE, TIMPERLEY, ALTRINCHAM

This beautiful and charming period terrace home has extraordinary appeal! The current vendors have lovingly improved and modernised the interior to create jaw dropping living accommodation throughout. The property is set back behind immaculately maintained gardens and once you step inside you cannot fail to be impressed. Hale village, Altrincham and Timperley centre are all within convenient reach and the property benefits from ALLOCATED parking.





A long pathway bordered by beautiful lawned gardens leads to the front of the property and then once inside the accommodation comprises in brief: Entrance porch, wonderful living room with oak and glass staircase, large bi-folding doors with glass panels leading to the contemporary re-fitted dining kitchen. The sumptuous design offers plentiful quartz work surfaces and the eye and base level units house integrated Neff appliances. A stable-style composite door then provides access out to the rear gardens.

To the first floor there are two beautifully presented double bedrooms, both with fitted wardrobes and there is a refitted shower room with Velux window providing natural light. To the rear there is a long and clearly loved garden which is mainly laid to lawn, with well-stocked borders and a paved patio area offering ideal outside entertaining space. There is also a brick-built storage building at the end of the garden. Viewings are essential in order to fully appreciate.

#### **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 7AB

#### **TENURE**

Freehold

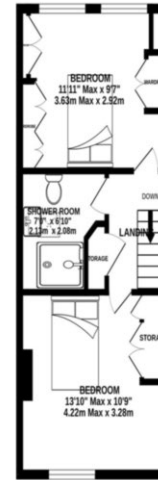
#### **LOCAL AUTHORITY**

Trafford Tax Band D

GROUND FLOOR  
358 sq ft. (33.3 sq m.) approx.



1ST FLOOR  
343 sq ft. (31.9 sq m.) approx.



TOTAL FLOOR AREA: 701 sq ft. (65.2 sq m.) approx.  
Measurements are approximate. See the contract. No liability is accepted if any error occurs.

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## ALTRINCHAM OFFICE

0161 929 1500

Altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

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