



**GASCOIGNE  
HALMAN**

12 ALBERT PLACE, ALTRINCHAM

---

THE AREAS LEADING ESTATE AGENT



## 12 ALBERT PLACE, ALTRINCHAM

This beautiful and contemporary FIVE BEDROOM, TWO BATHROOM detached residence forms part of this select executive development originally constructed by Arley Homes. The property is tucked away within this fabulous location, just a short stroll to Altrincham centre, with its fashionable restaurants, shops, bars and Metrolink/bus station. Immaculate accommodation is set out over three floors and can only be fully appreciated once seen.







## Fabulous Contemporary Home

Detached Home Originally Constructed  
By Arley Homes

Five Bedrooms

Three Bathrooms

Garage/Gym

Attractive Gardens

Walking Distance To Altrincham Centre

Location Tucked Away, Yet Still Central

Altrincham Bus And Metrolink Terminal  
Walking Distance

Convenient For Sought After Schooling

In brief the contemporary accommodation comprises: Entrance hallway, downstairs W.C., well proportioned living room with french style doors opening to the rear gardens, beautiful high gloss kitchen with integrated appliances, sitting room/family room area and conservatory/garden room to the ground floor.

The first floor comprises: master bedroom with dressing room benefitting from mirrored, fitted wardrobes, en suite shower room, two further attractive bedrooms with fitted storage and a family four piece bathroom suite.

Stairs then lead up to the second floor where you will find two further wonderful bedrooms and a modern shower room.

Externally the property enjoys well tended gardens to the front and rear which are mainly laid to lawn. The rear gardens are enclosed via well defined boundaries and a timber gate leads to the driveway and single garage/gym.

Internal 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. Hale 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**

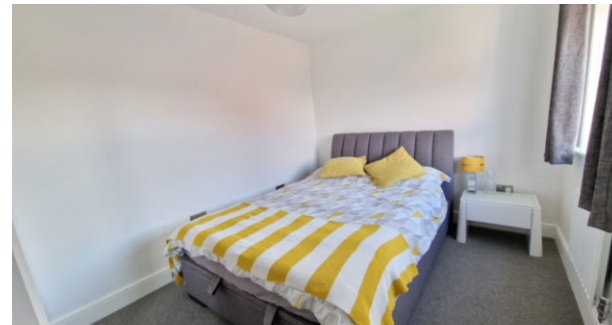
Sat Nav WA14 4PG

### **TENURE**

Freehold

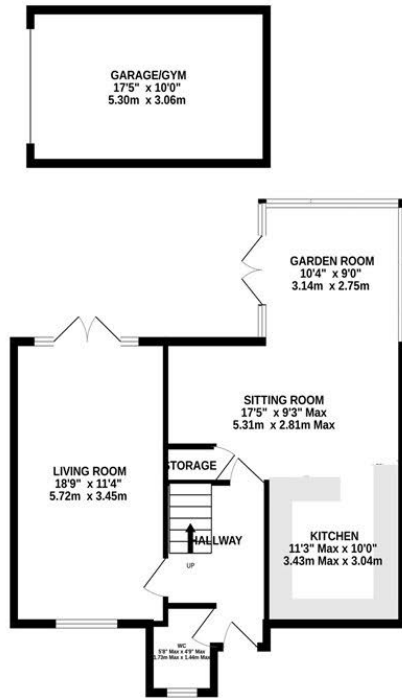
### **LOCAL AUTHORITY**

Trafford Tax Band G

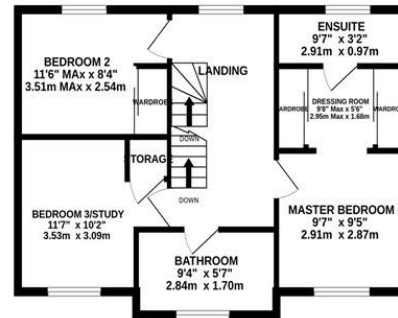




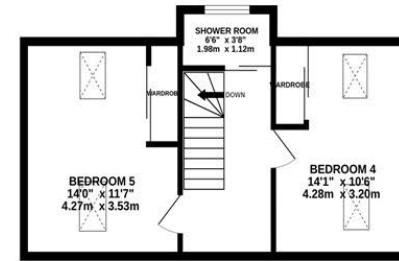
GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1781 sq.ft. (165.5 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.





**ALTRINCHAM OFFICE**

0161 929 1500

Altrincham@gascoignealman.co.uk  
26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE  
HALMAN**