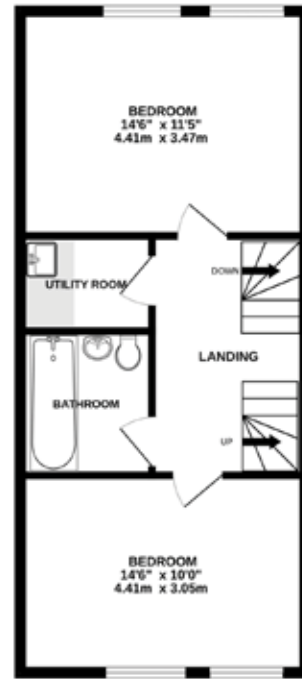


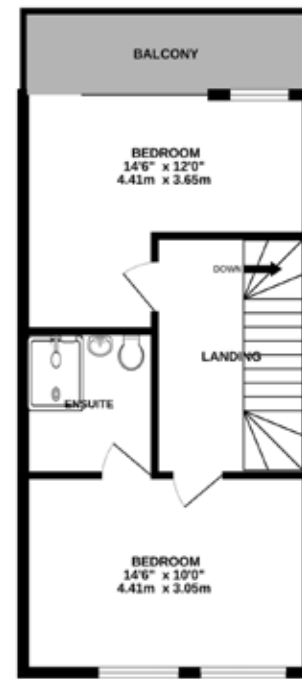
GROUND FLOOR
 485 sq ft. (45.1 sq.m.) approx.



1ST FLOOR
 485 sq ft. (45.1 sq.m.) approx.



2ND FLOOR
 424 sq ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq ft. (129.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Miroplan ©2023



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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

A beautifully presented FOUR bedroom TOWNHOUSE situated in a GATED DEVELOPMENT close to Navigation Road Metrolink and Train Station. With OPEN PLAN living/kitchen area, four DOUBLE bedrooms and DRIVEWAY PARKING, this property is ideal for a wide range of buyers in a HIGHLY SOUGHT AFTER location.

- Four Bedroom Townhouse
- Secure Gated Development
- Open Plan Living/Kitchen/Dining

- Two Parking Spaces Plus Electric Charging Point
- Close to Navigation Metrolink and Train Station
- Highly Sought After Location

£625,000

5 SOUTHBANK

Bridgewater Road, Altrincham



This beautifully presented townhouse is set on the banks of Bridgewater Canal within the 'Southbank' development, comprising of 8 homes. In brief, the property comprises; a welcoming entrance hall leading to the open plan living/dining/kitchen. The kitchen is fitted with a range of base and eye level units and integrated appliances. A downstairs WC completes the ground floor accommodation.

To the first floor there are two bright and spacious double bedrooms, a utility room and a family bathroom fitted with three piece suite. There are two further double bedrooms to the second floor, one boasting an en-suite shower room with another boasting a beautiful balcony

overlooking the Bridgewater Canal. Externally, the property is set within a gated development, providing a driveway with electric charging point plus an extra parking space. To the rear of the property is a decked patio area perfect for outdoor dining. Viewings come highly recommended.

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

WA14 1AQ

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 D

VIEWING

Viewing strictly by appointment through the Agents.

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



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