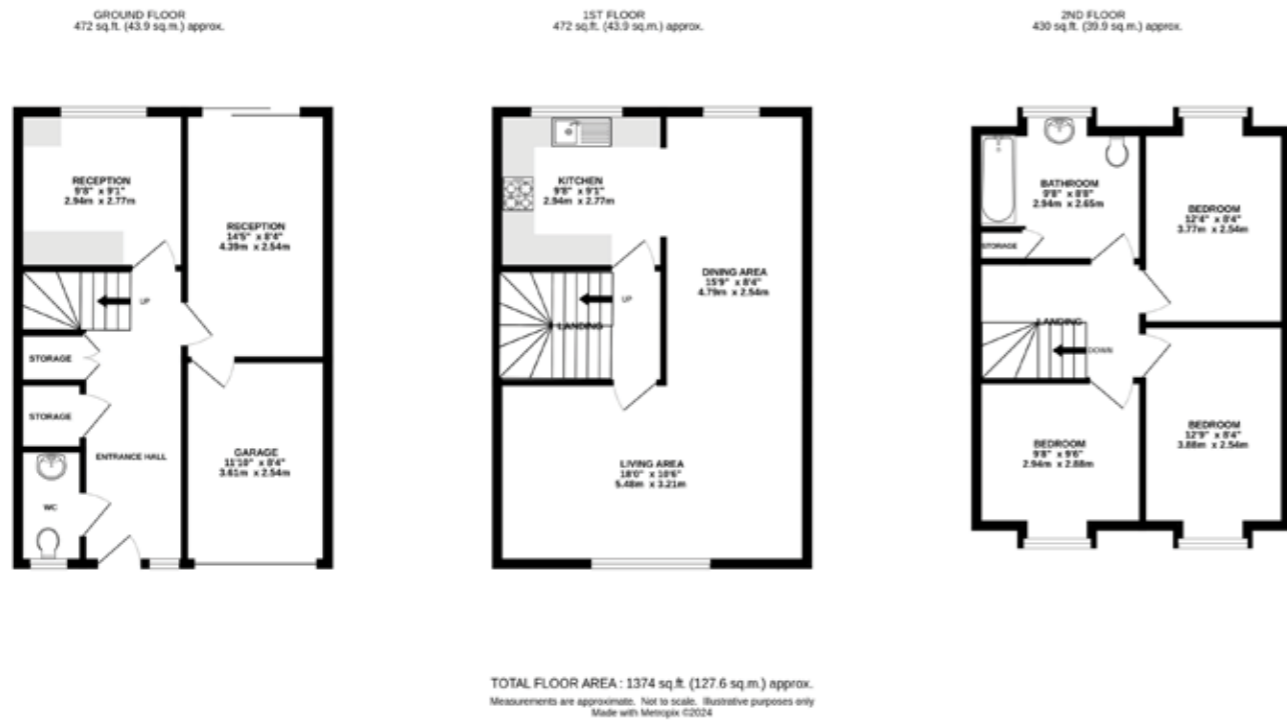


13 HEYES LEIGH
 Heyes Drive, Altrincham
£450,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Altrincham
 26, The Downs, ALTRINCHAM WA14 2PU
 0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



Tucked away in a quiet cul-de-sac location in Timperley, this spacious home is set across three levels and offers well proportioned accommodation throughout to suit a number of buyers needs. The accommodation can be configured as a three or four bedroom home as there are a useful number of reception rooms. With a beautiful open plan living/dining area, good sized rear garden and driveway parking to the front. Just a short walk to Timperley Village and renowned local schools. Viewings come highly recommended.

GASCOIGNE HALMAN

- Three/Four Bedroom Town House
- Driveway Parking
- Situated in a Quiet Cul-De-Sac Location

- Close to Timperley Village
- Accommodation over Three Floors
- Open Plan Living/Dining/Kitchen

£450,000

13 HEYES LEIGH

Heyes Drive, Altrincham



A superbly proportioned town house in a convenient cul de sac location close to Timperley village centre. The accommodation is well proportioned throughout and is approached via a large welcoming entrance hall which provides access to the downstairs WC, a study/office space and also a versatile room to the rear which could be used as a family room/study or 4th bedroom. From this room there is also access to the integral garage with ample storage space and also a door to the rear garden. To the first floor is an impressive L shaped sitting/dining room whilst to the rear is a beautiful kitchen with a range of base and eye level units. To the second floor there are three excellent bedrooms serviced by the large family

bathroom/WC. To the front of the property the driveway provides off road parking and access to the garage. Towards the rear is a paved seating area, ideal for outdoor dining and entertainment with a raised decked area.

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 6EY

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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