



**GASCOIGNE
HALMAN**

117 GREENWAY ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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This immaculate EXTENDED FOUR BEDROOM, THREE BATHROOM, semi-detached home is situated within a desirable CUL DE SAC section of Greenway Road and is within convenient reach of Timperley METROLINK, SOUGHT AFTER SCHOOLING AND LOCAL SHOPS. The BEAUTIFULLY PRESENTED accommodation is sure to impress families seeking their forever home! Fabulous contemporary improvements, such as the herringbone composite flooring covers the expanse of most of the ground floor accommodation and the property exudes high specification throughout.





The vendors have lovingly improved the property and in brief the wonderful accommodation comprises: Entrance porch, entrance hallway, bay fronted living room, beautiful contemporary fitted kitchen with centre island and with an open plan design to the dining room area. The dining room area in turn opens through to a family room/living area which boasts a range of fitted units, bi fold doors to the rear gardens and a high degree of natural light from the lantern style skylight window. There is also a useful utility room and a contemporary re-fitted shower room which complete the ground floor accommodation.

The first floor comprises: Stairs/landing, master bedroom with fitted wardrobes and beautiful en-suite shower room, three further attractive bedrooms and a white modern three piece family bathroom with claw-foot style bath. Externally to the front of the property there is a driveway providing off road parking and leading to the storage garage. To the rear there is a well proportioned, enclosed garden. The garden is mainly laid to artificial lawn and there are two decked patio areas which provide ideal outside entertaining space. 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. 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

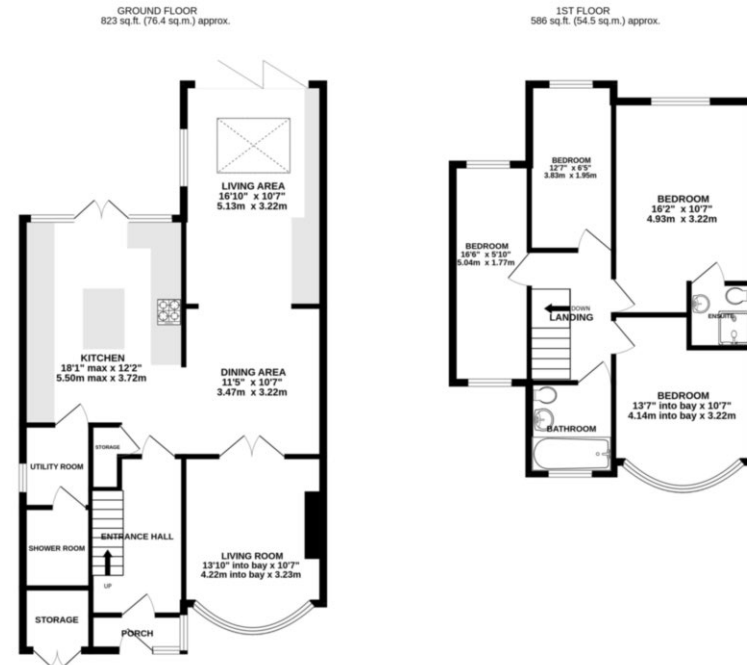
WA15 6BL

TENURE

Freehold

LOCAL AUTHORITY

Tax Band D



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropac (2024)

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