



**GASCOIGNE
HALMAN**

238 PARK ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



238 PARK ROAD, TIMPERLEY, ALTRINCHAM

Situated just a short walk to Timperley Village is this well presented semi-detached family home with three/four bedrooms, a large driveway for multiple cars and a spacious living/dining area. The property is ideal for a range of buyers looking to put their own stamp on their next home. Viewings come highly recommended.





A spacious and well proportioned semi-detached family home just a short distance to Timperley Village and various local amenities. Situated in a highly sought after location set back on Park Road, Timperley, this property is ideal for the growing family looking to be close to renowned local schools. In brief, the property comprises; entrance porch opening in to the living room ,with feature fireplace, dining area and conservatory to the rear. There is a separate L-shaped kitchen fitted with integrated appliances and ample storage space. There is an additional reception room/bedroom with WC and separate shower room to complete the ground floor accommodation. To the first floor there are three good sized bedrooms and a family bathroom fitted with a three piece suite.

Externally, there is a South-Westerly facing rear garden with fenced borders, lawned area and a patio area ideal for outdoor dining. To the front of the property is a large driveway providing off road parking for multiple cars. Viewings come highly recommended.

DIRECTIONS

WA15 6QY

LOCATION

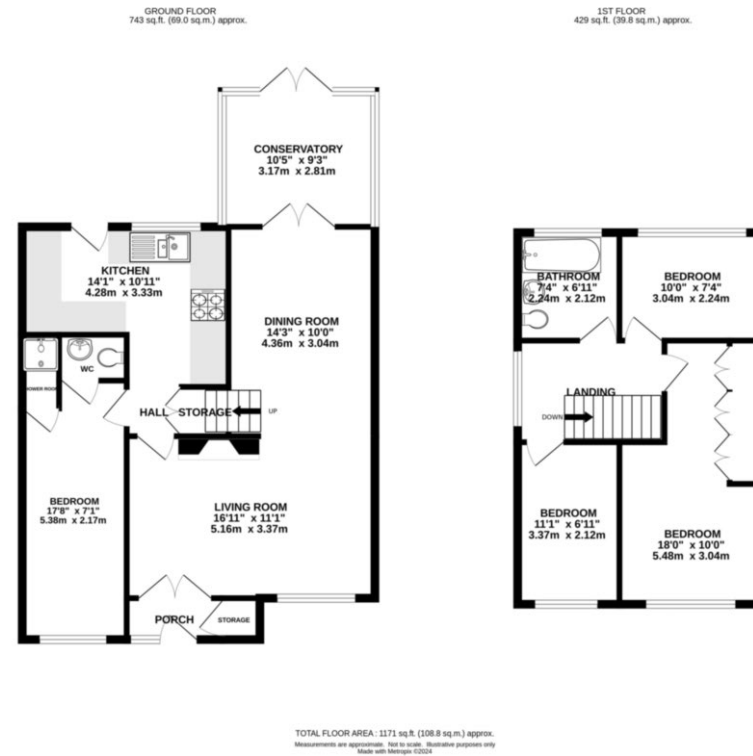
The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester 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.

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band C



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@gascoignehalman.co.uk

Gascoigne Halman, 26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**