



**GASCOIGNE  
HALMAN**

4 DENSON ROAD, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 4 DENSON ROAD, TIMPERLEY, ALTRINCHAM

This well presented and EXTENDED semi detached home has been intelligently designed to create far more living space than first meets the eye! The property sits within an extremely desirable cul-de-sac location, close to SOUGHT AFTER LOCAL SCHOOLS, shops and within convenient reach of the METROLINK. Families are sure to be impressed by the large kitchen/diner/family room which opens to the well proportioned rear gardens, a downstairs W.C., utility room and a fantastic BBQ lodge with bar!. Internal viewings are essential in order to fully appreciate!





The impressive living accommodation comprises in brief: Entrance porch, entrance hallway, downstairs W.C., beautifully presented living room, large contemporary kitchen/family/dining room with central island and a utility room. The first floor comprises: stairs/landing area, three attractive bedrooms and a modern white family bathroom. To the front of the property there is a driveway which provides off road parking and there is gated access to the side. To the rear there is a well proportioned garden which is mainly laid to lawn and elevated decked patio areas offer ideal outside entertaining space. The gardens are enclosed via well defined boundaries and there is a useful brick built storage building with a further gardeners store accessed to the rear. At the rear of the garden there is a wonderful BBQ hut with bar area which offers a fantastic additional space. Viewings essential in order to avoid disappointment.

#### **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 6EB

#### **TENURE**

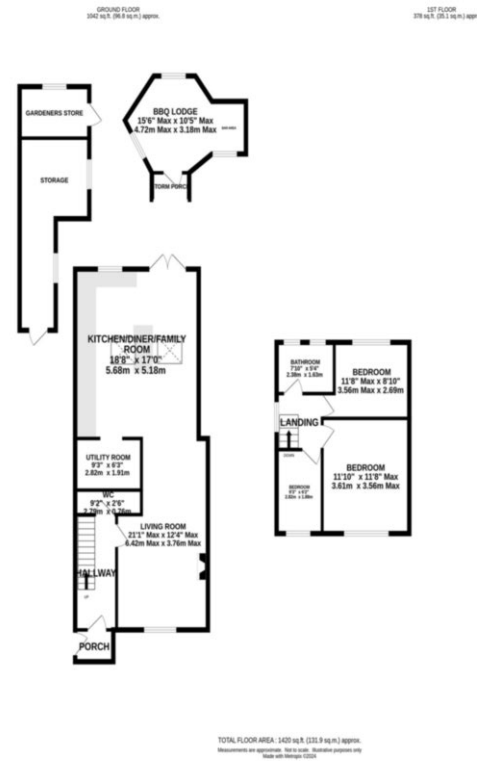
Leasehold

Original lease length of 999 years from 1959 ( 934 years remain)

Ground rent of £5 per annum

#### **LOCAL AUTHORITY**

Trafford Tax Band C



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**ALTRINCHAM OFFICE**

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