



**GASCOIGNE
HALMAN**

10 WAINWRIGHT ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



10 WAINWRIGHT ROAD, ALTRINCHAM

This wonderful DETACHED FAMILY HOME is situated within an extremely SOUGHT AFTER LOCATION, close to the heart of ALTRINCHAM CENTRE and will ideally suit families seeking their forever home! The property is nestled amongst beautiful mature gardens which wrap around the property and the recessed position creates a high degree of privacy. Wainwright Road has long been a desirable location and is walking distance to some of the areas most highly regarded schools. Dunham Massey National Trust countryside is within convenient reach and useful commuter links provided from the METROLINK/BUS terminal are only a short stroll away.





DETACHED FAMILY HOME

SITUATED WITHIN ONE OF
ALTRINCHAM'S MOST PRESTIGIOUS
ROADS

WALKING DISTANCE TO EXTREMELY
SOUGHT AFTER SCHOOLS

ALTRINCHAM CENTRE AND METROLINK
TERMINAL WITHIN EASY REACH

WONDERFUL, SPACIOUS GARDENS
WRAP AROUND THE PROPERTY

ELECTRONICALLY GATED ACCESS TO
DRIVEWAY AND GARAGE

MATURE BORDERS PROVIDE A GOOD
DEGREE OF PRIVACY

CONVENIENT REACH OF DUNHAM
MASSEY NATIONAL TRUST
COUNTRYSIDE

FOUR WELL PROPORTIONED BEDROOMS

TWO BATHROOMS

THREE RECEPTION ROOMS

DOWNSTAIRS W.C.



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The property is approached via a quaint gated pathway and a storm porch which then leads on to the internal accommodation. In brief the ground floor comprises: Welcoming entrance hallway, living room with dual aspect windows and french style doors opening to the side elevation, separate formal dining room, family/sitting room, modern kitchen diner with part vaulted ceiling, utility room and a downstairs W.C.

The first floor comprises: Well proportioned landing area, beautiful master bedroom with contemporary fitted wardrobes, good size en-suite shower room, three further bedrooms and a family bathroom.

Externally, beautiful and well tended mature gardens offer a wonderful outside space. The gardens are mainly laid to lawn and surround all sides of this wonderful home. Electric gates also lead to a large driveway which provides off road parking for several vehicles and in turn leads to the detached garage. Viewings are essential in order to fully appreciate this fabulous property.

LOCATION

The nearby town centre in Altrincham provides for all comprehensive shopping needs including a large number of multiple retail outlets, whilst one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. For the commuter the property is well set within easy reach of the North West Motorway Network and Manchester International Airport at Ringway. The Metrolink also offers quick and regular transport







into the Manchester City Centre and Altrincham. Trafford is well known for its excellent educational facilities and there are several good schools situated close by to suit children of most ages.

DIRECTIONS

SAT NAV: WA14 4BW

TENURE

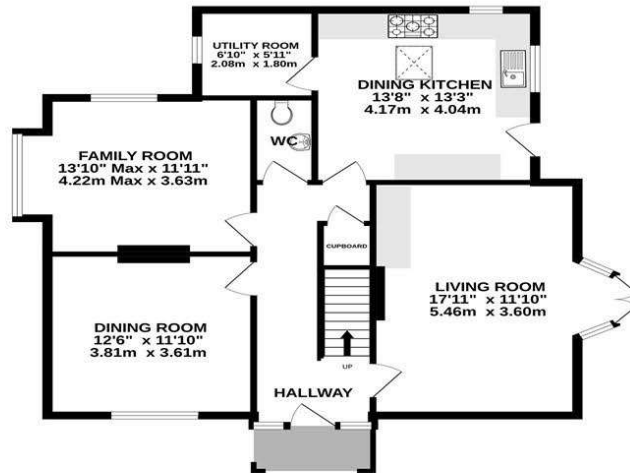
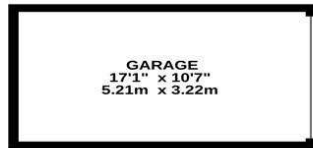
Freehold

LOCAL AUTHORITY

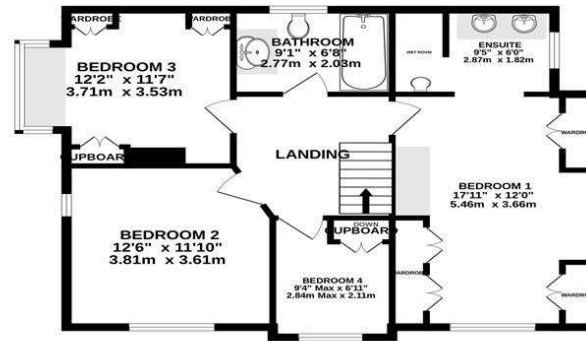
Trafford Tax Band G



GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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