



**GASCOIGNE
HALMAN**

30 WOOD LANE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



30 WOOD LANE, TIMPERLEY, ALTRINCHAM

A beautifully presented DETACHED family home which has been EXTENDED and presented to a HIGH STANDARD with a stunning SOUTH FACING rear garden. With FOUR DOUBLE bedrooms, driveway parking for multiple vehicles, a large kitchen diner and TWO reception rooms, this property is perfect for the growing family wanting to be within reach of renowned local schools. Available with NO ONWARD CHAIN, viewings for this property are highly recommended.





The accommodation is approached via an enclosed porch which leads onto the welcoming entrance hall which provides access onto the living room. From the living room bi folding doors lead onto the sitting room at the rear with French doors providing access onto a decked seating area with a southerly facing garden. From the sitting room, there is an impressive dining kitchen fitted with a comprehensive range of high gloss units with Granite work surfaces and German integrated appliances. A downstairs WC and large integral garage completes the ground floor accommodation.

To the first floor the master bedroom benefits from fitted wardrobes and spacious en-suite bathroom. There are three further double bedrooms plus a family bathroom fitted with a three piece suite.

Externally there is a driveway to the front of the property which provides off road parking for multiple vehicles and access to the rear garden via gates. To the rear of the property, there is a large garden mainly laid to lawn with fenced borders. There is a large decked seating area ideal for outdoor dining. The location is ideal being within the catchment area of highly regarded primary and secondary schools.

DIRECTIONS

WA15 7PS

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.

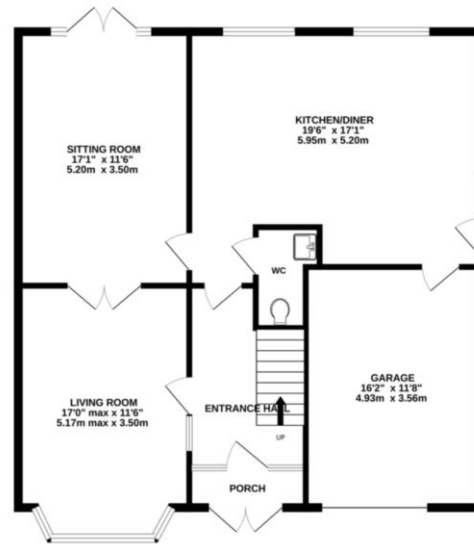
TENURE

Freehold.

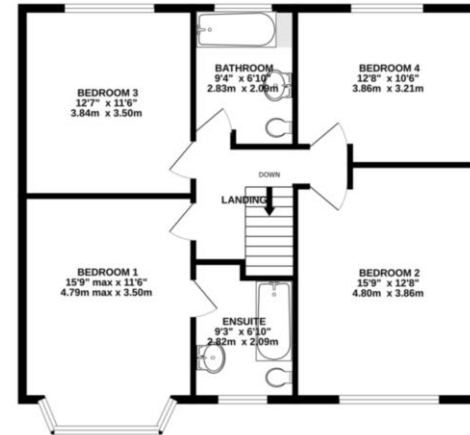
LOCAL AUTHORITY

Trafford Tax Band F.

GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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**