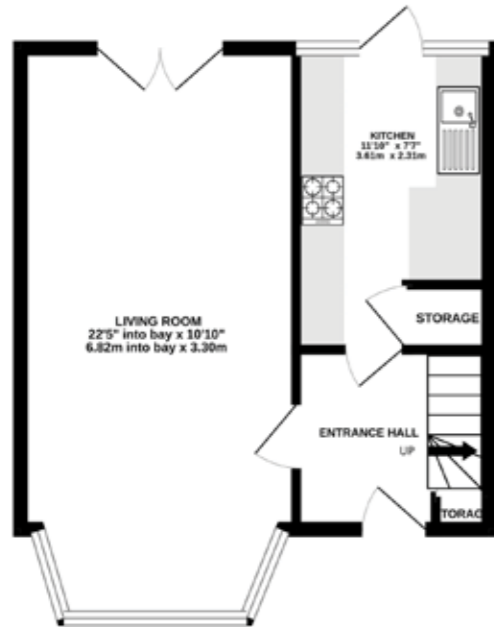


6 HODGSON DRIVE

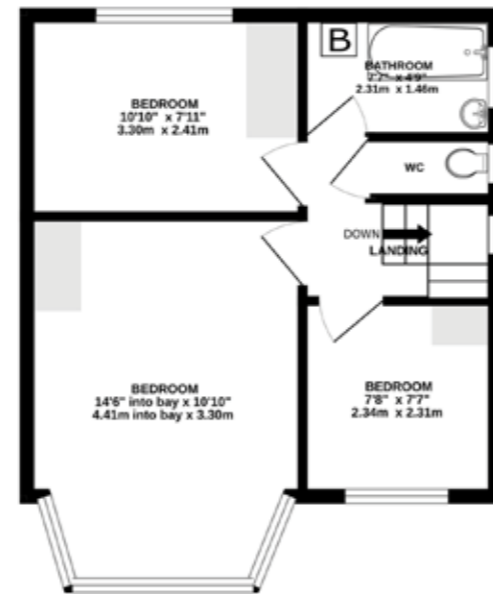
Timperley

£475,000

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan ©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.

THE AREAS LEADING ESTATE AGENCY

Altrincham

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0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



Situated in a HIGHLY SOUGHT AFTER location, close to Timperley Village and Metrolink, is this traditional BAY FRONTED, three bedroom semi-detached property.

Perfect for the GROWING FAMILY, this property offers well proportioned accommodation throughout. With a STUNNING, LARGE rear garden, DRIVEWAY parking for two or more cars and THREE bedrooms. Viewings come highly recommended.

GASCOIGNE HALMAN

- Traditional Bay Fronted Semi Detached
- Three Bedrooms
- Stunning Large Rear Garden

- Driveway Parking for Two or More Cars
- Highly Sought After Location
- Close to Timperley Metrolink and Village

£475,000

6 HODGSON DRIVE

Timperley



This traditional bay-fronted semi detached property is situated in a brilliant location just a short distance from Timperley Metrolink and Village. In brief, the property comprises; a bright and welcoming entrance hall with doors leading to the large living room with double doors onto the rear garden, plus a separate kitchen fitted with a range of base and eye level units also providing access to the rear garden. To the first floor there are three bedrooms, two of which are double bedrooms, plus a family bathroom and separate WC. Externally, there is a stunning large rear garden mainly laid to lawn with fenced borders, a beautiful summer house and greenhouse to the rear of the garden plus a garage for further storage space

plus a paved patio area ideal for outdoor dining. To the front of the property there is driveway parking, accessed via a gate, with space for two or more cars.

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 6DD

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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