



**GASCOIGNE
HALMAN**

2 SPEY CLOSE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



2 SPEY CLOSE, ALTRINCHAM

An EXTENDED DETACHED home ideal for a range of buyers looking to put their own stamp on a property. With THREE bedrooms, THREE receptions, a good sized garden and GARAGE used for storage, this property is located in an ever popular residential area close to JOHN LEIGH PARK and local amenities. Available with NO ONWARD CHAIN.





In brief, the property comprises; an entrance hall with downstairs W/C leading to the spacious living room, dining area and conservatory providing access to the rear garden. There is a kitchen fitted with base and eye level units, under-stairs storage plus another conservatory. To the first floor there are three bedrooms and a family bathroom fitted with a three piece suite. Externally, there is a spacious rear garden with a garage that provides further storage space. To the front of the property there is driveway parking two or more vehicles. The property is situated in a highly sought after location, close to John Leigh Park and other amenities.

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

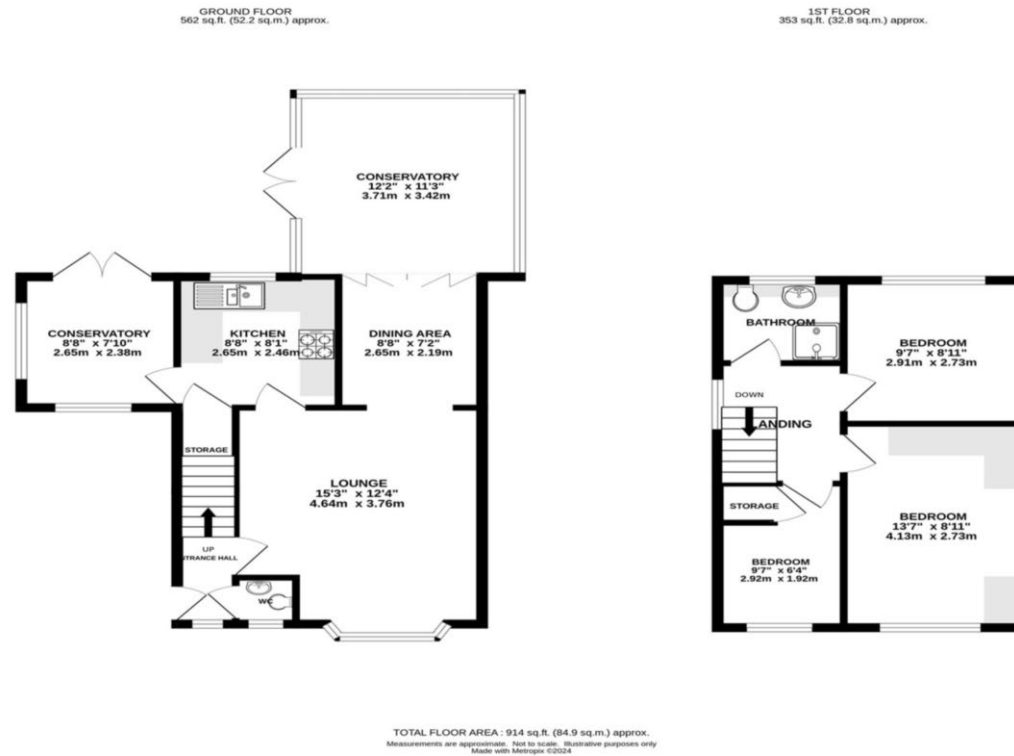
WA14 4UG

TENURE

Freehold

LOCAL AUTHORITY

Trafford MBC Tax Band D



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.

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