



**GASCOIGNE
HALMAN**

1, CAWDOR PLACE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



1, CAWDOR PLACE, TIMPERLEY, ALTRINCHAM

This wonderful and SUBSTANTIALLY EXTENDED family home is situated within an EXTREMELY DESIRABLE LOCATION, just a short stroll from Timperley village, with its various shops, amenities and restaurants. The vendor has carefully and intelligently created contemporary living space which has proportions that are sure to impress! Desirable local schools are within convenient reach and the CORNER PLOT also offers further garden space to three sides! Internal viewings are essential in order to fully appreciate this beautiful home.





There is a wealth of versatile living space and the accommodation comprises in brief: Welcoming entrance hallway, bay fronted living room, separate sitting room, large kitchen/family/dining room with bi-folding doors opening to the rear gardens and further natural light provided by the Velux style windows, separate utility room and a downstairs W.C.

The first floor comprises: Stairs/landing area, extremely impressive master bedroom with contemporary fitted en-suite, three further bedrooms and a re-fitted family shower room.

The property is approached via a driveway which provides off road parking for several vehicles and leads to the integrated single garage. There is also gated access to an enclosed area at the side of the property. To the rear there are gardens which are mainly laid to lawn and there is a patio area offering ideal outside entertaining space. An internal viewing is essential in order to fully appreciate this fabulous home!

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

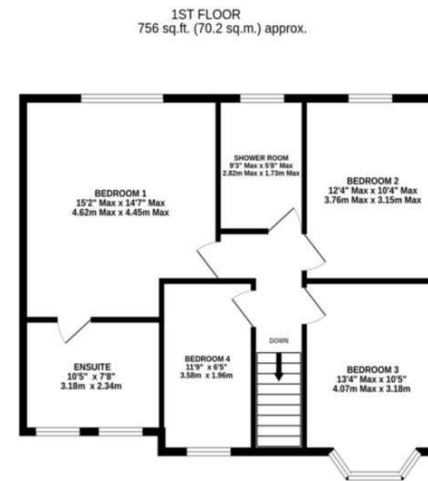
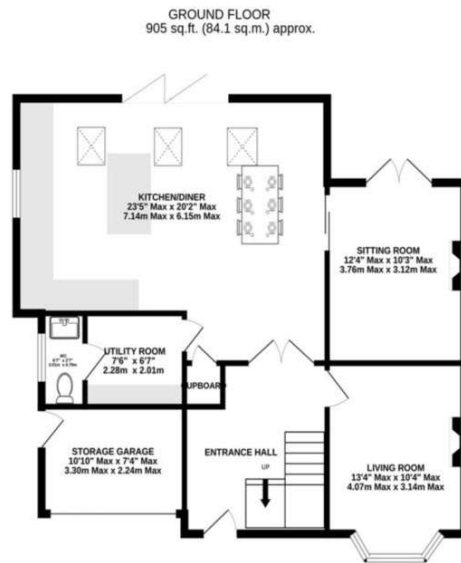
Sat Nav WA15 7XA

TENURE

Leasehold - 912 years remain
Ground Rent - £4.75 Every Six Months

LOCAL AUTHORITY

Trafford - Tax Band C



TOTAL FLOOR AREA : 1660 sq.ft. (154.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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