



**GASCOIGNE  
HALMAN**

1 ALDER DRIVE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 1 ALDER DRIVE, TIMPERLEY, ALTRINCHAM

A stunning FOUR bedroom DETACHED home with THREE receptions and a LARGE REAR GARDEN, perfect for the growing family. With DRIVEWAY PARKING for multiple vehicles and an EV CHARGING POINT. Situated in a HIGHLY SOUGHT AFTER LOCATION.







The property comprises, in brief; welcoming entrance hall with a downstairs W/C, a beautifully presented family room with bespoke fitted media wall and contemporary fire. Large double doors from the family room open out to the front of the property. Separate living room opens up to the breakfast kitchen with a centre island, base and eye level units plus integrated appliances. There is further living/dining space to the rear of the property with double doors leading to the rear garden. Utility room and office space complete the ground floor accommodation.

To the first floor there are four good sized bedrooms, the master boasting a dressing room with bespoke fitted wardrobes plus a stunning, large en-suite bathroom with four piece suite. The second bedroom also benefits from an en-suite shower room, while there is a family bathroom with underfloor heating to accommodate the remaining bedrooms.

Externally, there is a well maintained rear garden with fenced borders and a decked area, plus multiple paved areas all ideal for outdoor dining and entertainment. To the front of the property there is driveway parking for multiple cars, accessed by a secure gate, plus an EV charging point and solar panels. There is also a front garden with fenced borders.

#### 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 7YG

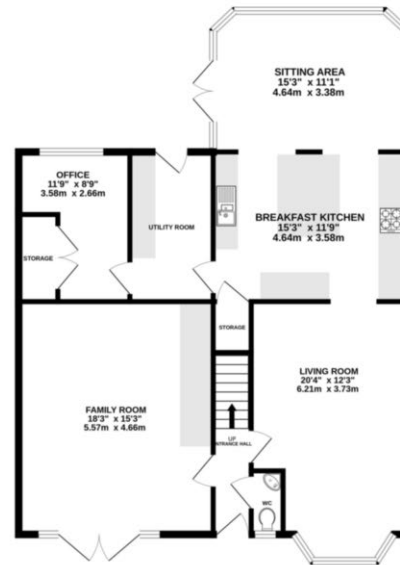
#### TENURE

Freehold

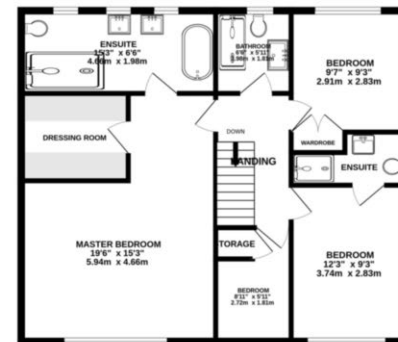
#### LOCAL AUTHORITY

Trafford MBC Tax Band F

GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 1886 sq.ft. (175.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignealman.co.uk

26 The Downs, Altrincham, WA14 2PU

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