



**GASCOIGNE
HALMAN**

214, PARK ROAD, TIMPERLEY, ALTRINCHAM

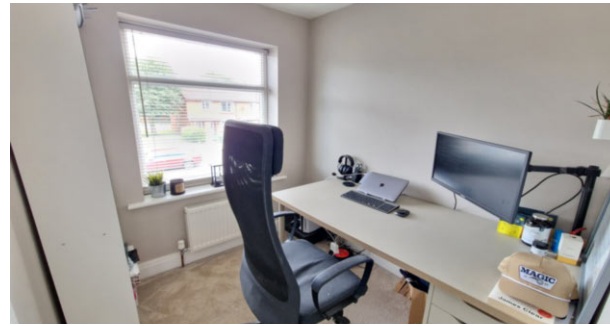
THE AREAS LEADING ESTATE AGENT



214, PARK ROAD, TIMPERLEY, ALTRINCHAM

This BEAUTIFULLY PRESENTED three bedroom semi-detached home is situated within walking distance of Timperley village centre, with access to various shops, restaurants, recreational parks and amenities. Internally the vendors have lovingly modernised the accommodation to create wonderful, contemporary living space that can only be fully appreciated once seen! Sought after schools are also within convenient reach and the property has the benefit of a utility and downstairs W.C. For those seeking a modern, sleek three bedroom home within a popular location, look no more!





The wonderful accommodation comprises in brief: Entrance hallway, bay fronted living room, open plan re-fitted kitchen diner with centre island and french style doors which open to the rear gardens, separate utility room and a downstairs W.C.

The first floor comprises: Stairs /landing area, three immaculate bedrooms and a contemporary four piece family bathroom suite. To the front of the property there is a driveway providing off road parking, whilst to the rear there is a garden which is mainly laid to lawn and enclosed via well defined boundaries. There is also a single detached garage with up and over style door and a paved patio area which offers ideal outside entertaining space.

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 6QY

TENURE

Freehold

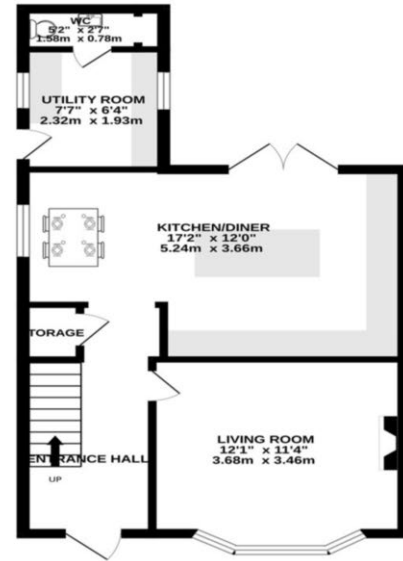
LOCAL AUTHORITY

Trafford Council - Tax Band C

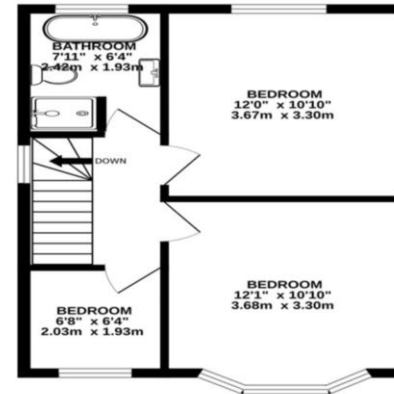
EPC RATING

Band D

GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix CS224

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

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**