



**GASCOIGNE  
HALMAN**

10 WARBURTON WAY, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 10 WARBURTON WAY, TIMPERLEY, ALTRINCHAM

This wonderful and substantial DETACHED family home is situated within one of the developments most sought after locations, with a pleasant front aspect over recreational fields. Timperley village centre is just a short stroll away, with its various amenities, shops, restaurants and useful commuter links. Sought after schools are also within convenient reach, making this ideal for growing families. Internally there are FIVE BEDROOMS, THREE BATHROOMS and THREE RECEPTION ROOMS which all offer versatile living accommodation and the current vendor has re-fitted the kitchen to an extremely HIGH SPECIFICATION! An internal viewing is essential in order to fully appreciate.





The impressive accommodation comprises in brief: Welcoming entrance hallway, living room, separate formal dining room, playroom/study, wonderful re-fitted kitchen, utility and a downstairs W.C. The kitchen itself has been re-designed by the current vendor with specification far above the average for a kitchen of this type. The range of integrated appliances which are fitted include, Miele 'Master Cool' larder style fridge and freezer, large wine chiller, Gaggenau combi microwave oven and warming drawer, second fitted oven, Miele coffee machine and further Miele steam combi oven. There is also a centre island with quartz work surface and led lighting.

The first floor accommodation comprises: Stairs/landing area, master bedroom with dressing room and en-suite, second bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally to the front there is a driveway which provides off road parking and leads to the double garage, (Currently the vendors have insulated behind the garage doors so that they can utilise the garage space as a gym/storage room, however this could easily be rectified back to its original status). To the rear there is an attractive mature garden which is mainly laid to lawn and enclosed via well defined boundaries. Internal viewing essential in order to avoid disappointment.

#### 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

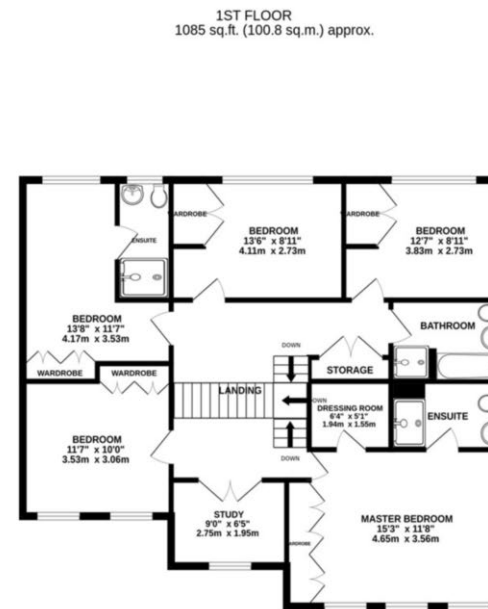
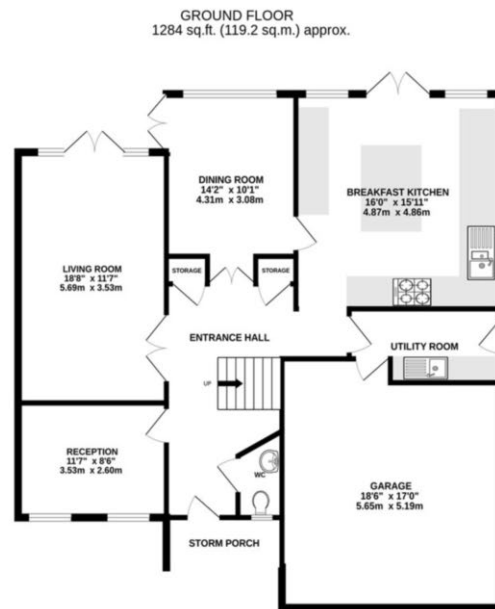
WA15 7XX

#### TENURE

Freehold

#### LOCAL AUTHORITY

Trafford MBC Tax Band G



TOTAL FLOOR AREA: 2369 sq.ft. (220.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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