



**GASCOIGNE
HALMAN**

14 HEYES LEIGH, HEYES DRIVE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



14 HEYES LEIGH, HEYES DRIVE, ALTRINCHAM

Boasting a larger than average plot with a driveway for multiple vehicles and enclosed gardens to both the front and rear, tucked away in the corner of a popular cul-de-sac location in Timperley, this spacious home is set across three levels and offers well proportioned accommodation throughout to suit a number of buyers needs. The accommodation can be configured as a three or four bedroom home as there are a useful number of reception rooms. Just a short walk to Timperley Village and renowned local schools. Viewings come highly recommended. Available with no onward chain.





A well proportioned town house, in need of some modernisation, situated in a convenient cul de sac location close to Timperley village providing a larger than average plot within Heyes Leigh. The accommodation is approached via a large welcoming entrance hall which provides access to the downstairs shower room, a reception room which could be used as a family room/study or 4th bedroom plus a spacious utility room providing access to the rear garden. To the first floor is a sitting room and separate dining kitchen with a balcony overlooking the garden. To the second floor there are three excellent bedrooms serviced by the large family bathroom. Externally, to the front of the property the driveway provides off road parking and access to the garage along with an enclosed front garden ideal for outdoor dining and entertainment. To the rear of the property is a good sized garden, mainly laid to lawn with fenced borders. There is also further storage space/access to the side of the property.

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 6EY

TENURE

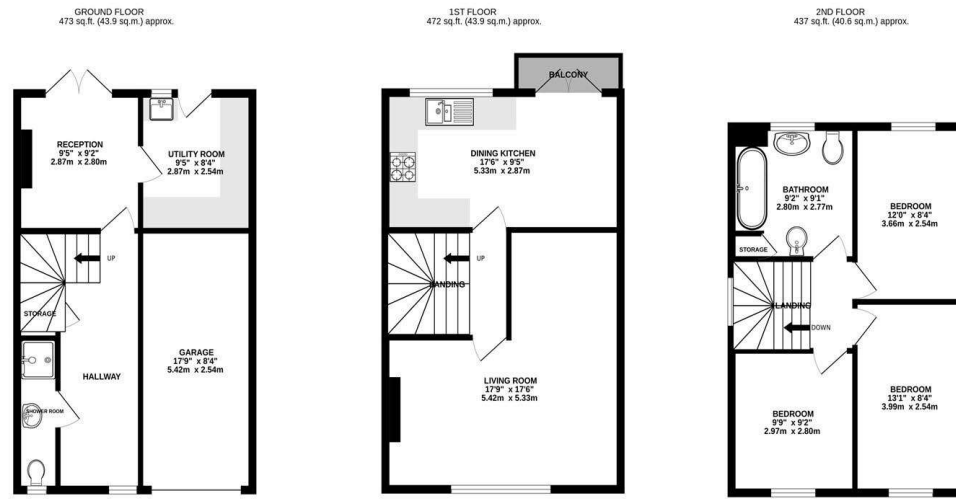
Freehold

LOCAL AUTHORITY

Trafford MBC Tax Band D

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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**