



**GASCOIGNE
HALMAN**

1 FERN VIEW, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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A three bedroom detached property situated in a quiet cul-de-sac location. Benefiting from a detached garage and conservatory, the property also has gardens to three sides.





Situated within a quiet Timperley estate, this three bedroom double fronted detached home would suit a wide range of buyers looking for a property which could also be extended subject to planning permissions. In brief the accommodation on offer comprises entrance hallway with downstairs WC. A lounge with double patio doors leading to the rear garden and a large dining kitchen. Sliding doors give access to the attractive conservatory overlooking the garden. To the first floor there are three bedrooms with the third currently used as a dressing room with fully fitted wardrobes. The main bathroom and en-suite have both been recently fitted with contemporary suites and are fully tiled. Externally the property benefits from driveway parking and a detached garage to the side. Lawned garden are to the front and side whilst an enclosed rear garden is again laid to lawn with a patio area for outside dining. A viewing comes highly recommended.

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

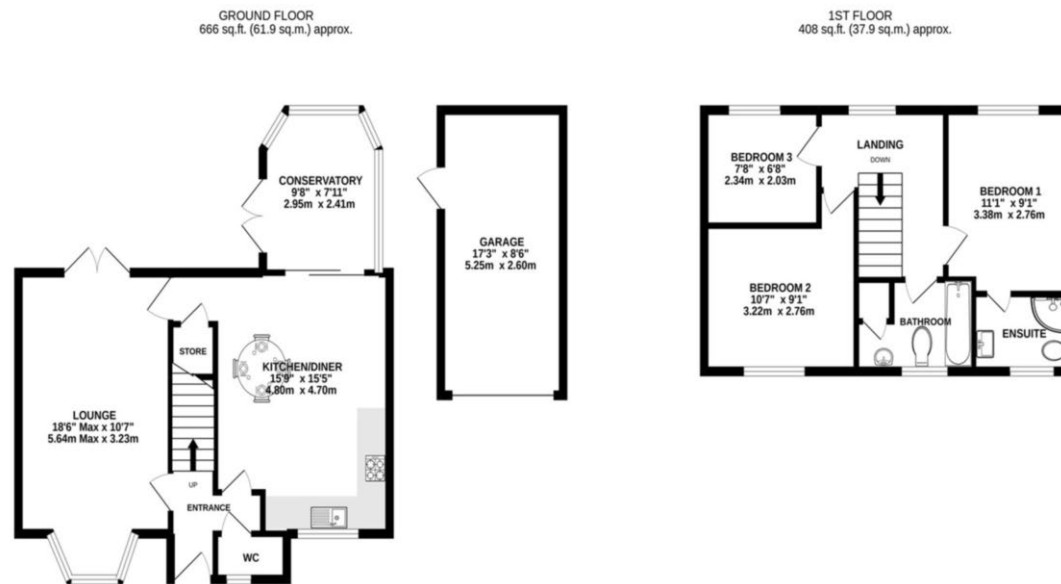
WA15 7YJ

TENURE

We are advised by the vendor that the property is Leasehold. 999 year lease at £60 per year (965 years remaining)
Ground Rent- £60 per annum

LOCAL AUTHORITY

Trafford MBC Council Tax Band D



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.

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