



**GASCOIGNE  
HALMAN**

23 HALL AVENUE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 23 HALL AVENUE, TIMPERLEY, ALTRINCHAM

A beautifully presented TWO DOUBLE BEDROOM period terraced property with an impressive OPEN PLAN dining kitchen, separate living room and good sized rear garden. The current vendor has intelligently redesigned and modernised the property throughout to create the perfect blend of period character and contemporary living accommodation within. Situated in a highly sought after location, within convenient reach of local shops and Navigation Road Metrolink station. Available with NO ONWARD CHAIN.





A stunning period terraced property in an ideal location being within convenient reach of Navigation Road Metrolink station and Altrincham town centre. Local shops are accessible on Deansgate Lane and the property is also well placed being in the catchment area of renowned local Primary and Secondary schools and within reach of Wellington School. The accommodation has been beautifully maintained throughout and is ideal for a wide range of buyers. In brief, the property comprises; a spacious living room with ample under stairs storage leading to a stunning dining kitchen, fitted with a range of base and eye level units and integrated appliances. To the first floor there are two double bedrooms and a modern family bathroom. Externally there is a large garden laid with grass and paving. A superb property offered with no onward chain.

#### **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**

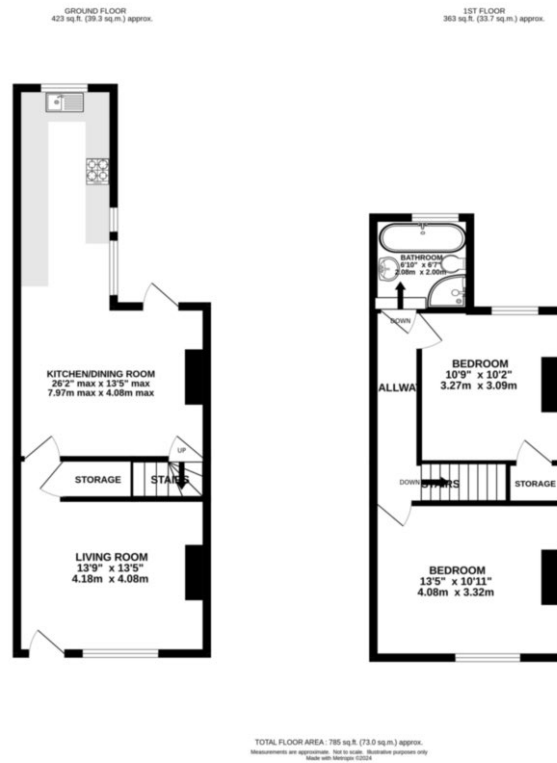
WA15 6SD

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Trafford MBC Tax Band C



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

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