



**GASCOIGNE
HALMAN**

4A MAYFIELD ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

4A MAYFIELD ROAD | TIMPERLEY, ALTRINCHAM



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This wonderful detached home is situated within an extremely sought-after location and sits well back on this enviable plot. The house offers an incredibly convenient position, just a short stroll to all that central Timperley village has to offer and the vendor has lovingly maintained the property throughout. The wide plot has been impressively cultivated to create an idyllic outside space and provides fantastic scope to extend. (subject to the necessary permissions). Desirable schools, shops, amenities, and restaurants are all within convenient reach, making this a perfect family home!





The welcoming accommodation comprises in brief: Entrance porch, entrance hallway, downstairs W.C., living room with fitted media unit, great size conservatory/garden room overlooking the beautifully tended rear gardens, well proportioned kitchen with granite work surfaces and dining area and a separate utility/laundry room.

Within the main house, there are three good size bedrooms and two contemporary bathrooms on the first floor plus a further useful study/occasional room accessed via a separate staircase in the garage. A driveway to the front provides ample off-road parking and is well-screened from the road by high mature trees and hedges. The current vendor utilises the large garage space as additional storage and has carpeted the flooring with uPVC windows and doors to the front elevation. (This would be relatively easy for a prospective buyer to put back to a garage should that be the desired requirement)

To the rear there are immaculate gardens which are mainly laid to lawn and offer fabulous outside space. An attractive Pagoda with brick built pillars and fixed lighting offers a wonderful entertaining/barbeque area! Internal viewings are 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 7SZ

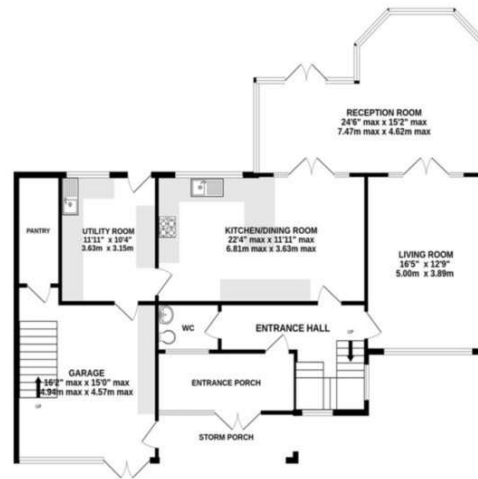
TENURE

Freehold

LOCAL AUTHORITY

Trafford MBC Tax Band F

GROUND FLOOR
1457 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 2311 sq.ft. (214.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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