



**GASCOIGNE  
HALMAN**

34 CLAY LANE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT

This traditional semi detached property offers a large plot with off road parking and spacious accommodation throughout. With two double bedrooms, two reception rooms and a south westerly facing, private garden, this property offers a buyer an excellent opportunity to put their own stamp on a home.

In brief, the property comprises; an entrance hall with access to a large living room, a separate dining room, a kitchen with access to the garden plus utility/laundry room and externally accessed storage. To the first floor there are two double bedrooms, both with storage space and the master overlooking the front garden. There is also a family bathroom. Externally, the property has a front garden with a paved driveway providing parking for multiple vehicles. The rear gardens are surrounded by mature trees and bushes and have been beautifully landscaped.

## 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

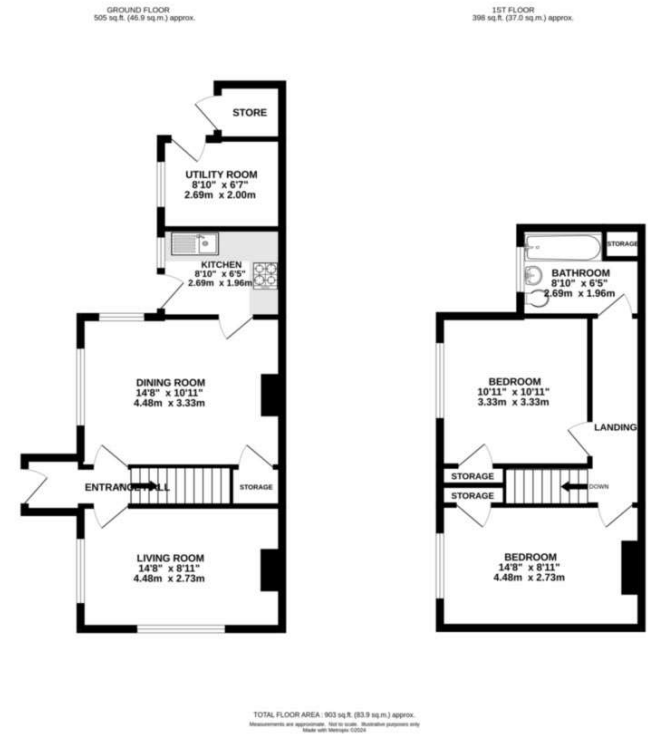
WA15 7AB

## TENURE

Freehold

## LOCAL AUTHORITY

Trafford MBC Tax Band E



## ALTRINCHAM OFFICE

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