



**GASCOIGNE
HALMAN**

10, GROSVENOR ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



10, GROSVENOR ROAD, ALTRINCHAM

This handsome two double bedroom period terrace style home sits well back from the road in an elevated position behind well tended lawned gardens. The property is ideally situated within central Altrincham and therefore has a desirable location, just a short stroll from various fashionable shops, restaurants and the Metrolink and bus terminal. Internally the property boasts well proportioned accommodation throughout, with two reception rooms, an extended kitchen, a re-fitted bathroom suite and useful cellars! Externally to the rear there is also a good size garden which is mainly laid to lawn! Internal viewings are essential in order to fully appreciate.





The property's convenient location is sure to appeal to many prospective purchasers, together with the attractive period features. The property is approached via a paved pathway, bordered by well tended gardens and this leads to the storm porch and accommodation beyond. The ground floor comprises in brief: Entrance hallway, living room, separate dining room, and a breakfast kitchen. The first floor comprises: Stairs/landing area, two good size double bedrooms and a re-fitted white four piece bathroom suite. To the lower ground level there is a useful cellar chamber offering ideal storage space.

Externally to the rear there is an attractive garden which is enclosed via well defined boundaries. The garden is mainly laid to lawn and there is also a paved patio area.

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. Hale 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

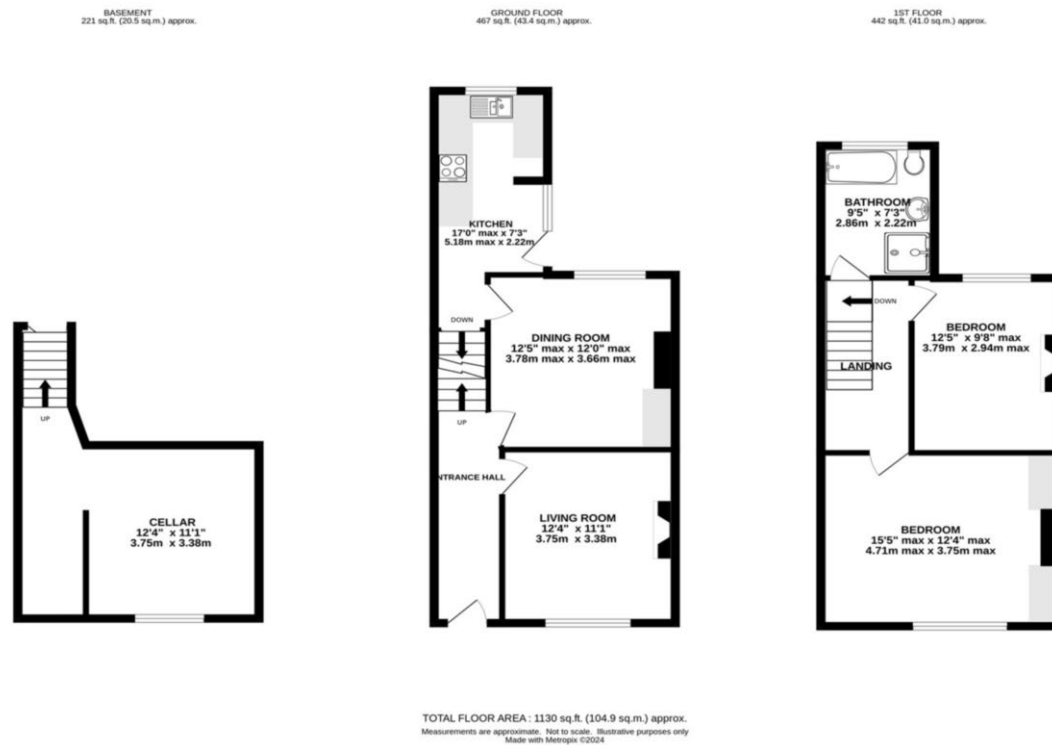
SAT NAV: WA14 1LA

TENURE

Freehold

LOCAL AUTHORITY

Trafford - Tax Band B



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