



**GASCOIGNE
HALMAN**

66 RIVERBROOK ROAD, WEST TIMPERLEY,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

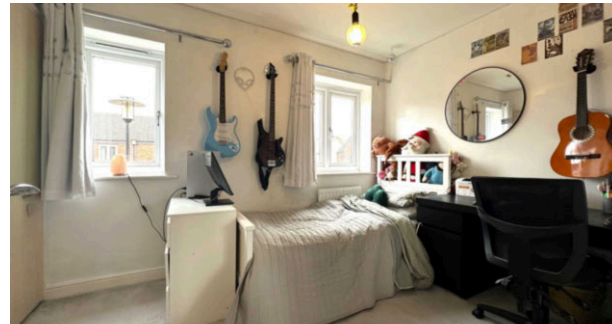
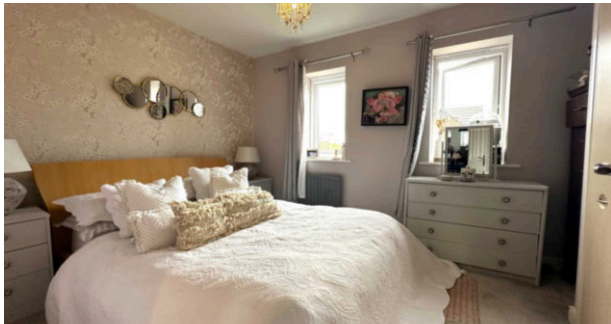
66 RIVERBROOK ROAD, WEST TIMPERLEY, ALTRINCHAM



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Stylishly designed 2-bed terraced house with a garden, garage, and allocated parking in a highly sought-after location on the ever popular Stamford Brook Development. Don't miss out on this gem!





Introducing this stunning two-bedroom terraced house on Riverbrook Road, West Timperley, Altrincham. This property is a freehold and is now available for sale.

As you step inside, you'll be greeted by a beautifully designed and well-maintained interior. The property features two double bedrooms, one family bathroom, and a reception room, making it an ideal home for a small family or young professionals.

One of the standout features of this property is the dining kitchen, perfect for hosting dinner parties or enjoying a meal with family. The property also boasts a downstairs W/C, which is a great convenience for busy households.

The good-sized garden is perfect for those summer barbecues or relaxing after a long day at work. The property also comes with two allocated parking spaces and a garage, providing ample space for vehicles.

Located on the highly sought-after Stamford Brook Development, this property is in a prime location. You'll have easy access to local amenities, including Waitrose supermarket, renowned schools, and Bramley Farm restaurant. The area is also well-connected, with transport links to surrounding areas.

This property is priced at a guide of £325,000, making it an excellent investment for those looking for a comfortable and convenient home. Don't miss out on this fantastic opportunity to own a property in this desirable location. Contact us today to arrange a viewing.

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

WA14 5UL

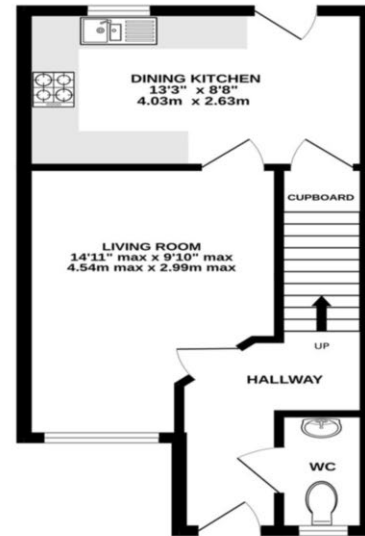
TENURE

Freehold

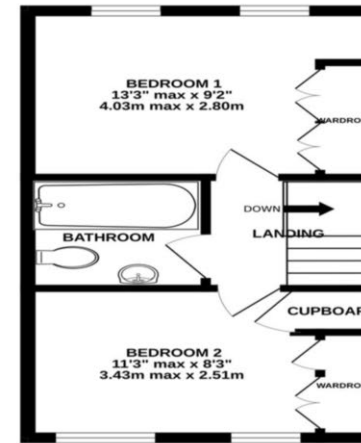
LOCAL AUTHORITY

Trafford MBC Tax Band C

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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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