



**GASCOIGNE
HALMAN**

39, ALBERBURY AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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This contemporary and stylish townhouse style home forms part of a popular modern development which is conveniently placed for access to Timperley village and local commuter links. The property offers well-proportioned accommodation which is sure to impress and extends to approximately 1,400 sq ft. The existing vendors have intelligently utilised the living space to maximise the three storeys of accommodation.





At ground floor there is a stylish kitchen/dining/family room with a conservatory extension and patio doors opening directly onto the generously sized private garden. There is a garage, a good size WC and a useful downstairs cupboard.

At first floor there is an attractive living room, an impressive bedroom and modern family bathroom. There are three additional bedrooms on the second floor including a fantastic master suite with en-suite shower room and more storage space. The property is situated in the highly desirable and ever-popular location Timperley with an abundance of shops, bars, and restaurants in addition to the tram station providing access to Manchester and beyond. The property is also within convenient reach of Altrincham Town Centre with its famous markets and multi million pound Metro system. The motorway network and Manchester International Airport are in a commutable distance and sporting and recreational facilities abound. Call us now to arrange your viewings. Currently tenanted until May 2025

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

Sat Nav: WA15 7LJ

TENURE

FREEHOLD

LOCAL AUTHORITY

Manchester - Tax Band E



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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