



**GASCOIGNE  
HALMAN**

2, BUCKTHORN CLOSE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 2, BUCKTHORN CLOSE, TIMPERLEY, ALTRINCHAM

This wonderful two double-bedroom semi-detached home offers extremely attractive living accommodation within this popular cul de sac location. The property is well presented throughout and boasts a well-proportioned garden with SOUTHERLEY ASPECT to the rear and a driveway providing off-road parking to the front. This lovely home is within convenient reach of local commuter links, Timperley Village, and Wythenshawe hospital. Internal viewings are essential in order to fully appreciate.





Internally the welcoming accommodation comprises in brief: Entrance porch, well proportioned living room with fitted under stairs storage and a kitchen diner with french style door opening to the rear gardens.

The first floor comprises: Stairs/landing area, master bedroom with two fitted storage cupboards, second double bedroom and a three piece white bathroom. To the front the property is approached via a paved driveway which provides off road parking and there is garden access to the side. To the rear there is an attractive, enclosed garden which is mainly laid to lawn and enjoys a Southerly aspect. There is also further space along the side of the property offering a great additional storage area.

Call us now 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

SAT NAV: WA15 7YN

### COUNCIL TAX BAND

Trafford Tax Band C

### TENURE

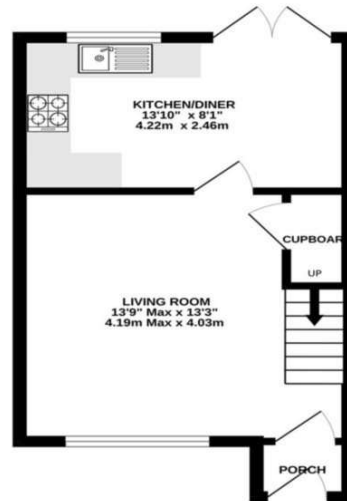
Leasehold - Approx. 965 Years Remaining  
Ground Rent - £55 Per Annum

### EPC RATING

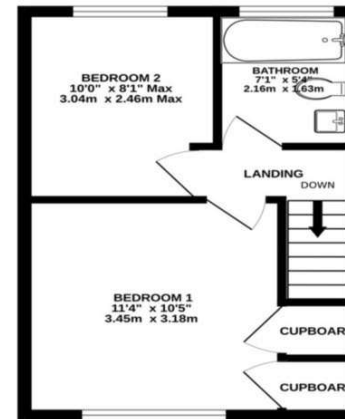
Band C



GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## ALTRINCHAM OFFICE

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