



**GASCOIGNE
HALMAN**

3, HEYES AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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NO ONWARD CHAIN. A wonderful, fully remodelled five-bedroom, two-bathroom semi-detached home, substantially extended and located in a quiet cul-de-sac. Ideal for family living, with easy access to schools and Timperley centre. The property features a driveway and enclosed gardens, providing a perfect space for outdoor enjoyment. The stunning and contemporary design that the developer has undertaken is sure to impress purchasers seeking 'turn key' accommodation within a sought after location. There is a wealth of versatile living space on offer which extends to over 1,800 square feet! To truly appreciate call us now to arrange your viewing.





This stunning and immaculate modernised semi-detached home has been beautifully transformed, with a full programme of modernisation and a substantial extension. Boasting five well-proportioned bedrooms and two luxurious bathrooms, this property is the perfect family home.

Internally, the property offers a large open-plan high-specification kitchen diner fitted with a range of appliances and with quartz work surfaces, a separate living room, a study, a separate utility room, and a downstairs W.C. to the ground floor. The first floor comprises: Four well-proportioned bedrooms and a beautiful family bathroom. The landing area enjoys a high degree of natural light and a further staircase then provides access to the second floor. On the second floor, you will find an extremely impressive master bedroom with French doors opening to a Juliet-style balcony, a contemporary en-suite shower room and there is also a particularly useful storage room across the landing with power and lighting. Every detail has been thoughtfully designed to create a comfortable and modern living space. This home is truly a must-see!

A spacious driveway to the front provides off-road parking for multiple vehicles and leads to a convenient storage garage.

The rear of the property features an attractive, enclosed garden with a well-maintained lawn and Indian stone paved patio areas, ideal for outdoor entertaining. Situated in a quiet cul-de-sac, the home is within easy reach of sought-after schools and the Timperley Centre.

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 6EE

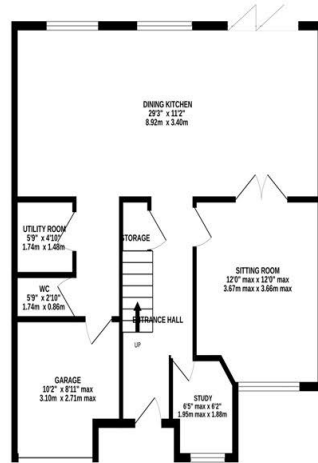
TENURE

Leasehold - Approx 930 years remain
Ground Rent - £8.50

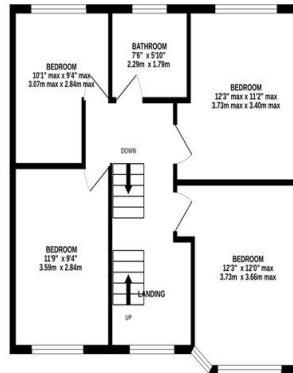
LOCAL AUTHORITY

Trafford - Tax Band D

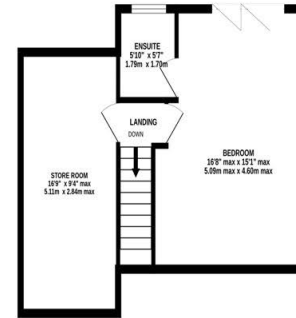
GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1841 sq.ft. (171.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		92 B
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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