



**GASCOIGNE
HALMAN**

33 GREENHILL ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



33 GREENHILL ROAD, TIMPERLEY, ALTRINCHAM

A beautifully presented detached family home that has been thoroughly modernised and improved. Situated within this extremely sought-after location, just a short stroll from the centre of Timperley village. The property has been substantially and impressively extended to create fabulous accommodation throughout. Three reception rooms, a large kitchen with vaulted ceiling, four bedrooms, and two bathrooms are all sure to appeal to families from the surrounding area who seek their forever home! The property is also within convenient reach of desirable schools and useful commuter links. Early viewing is recommended in order to avoid disappointment!





Situated on Greenhill Road in the sought-after area of Timperley, Altrincham, this stunning detached house is now available for sale. Boasting a freehold tenure, this property offers a perfect blend of elegance and modern living.

The property has been extended to create extremely impressive and intelligently designed living space throughout the home and this can only be fully appreciated once seen!

In brief, the beautifully presented accommodation comprises: Welcoming entrance hallway, bay fronted living room, separate dining room, immaculate family room with Inglenook style recess and bi-folding doors that open to the rear garden and a stunning German fitted kitchen which offers a real wow factor!

The kitchen is extended and is fitted with a range of contemporary units, together with a large centre island and a range of integrated NEFF & Bosch appliances. The low level seating on the centre island is practical for families, whilst the large floor space is perfect for those special gatherings of family & friends. The bi-folding doors extend the entertaining space to the patio and garden. The large picture windows flood the room with light and make the most of the views over the rear garden and decked area. The vaulted ceiling and Velux windows offer a great sense of space. There is also a separate utility room and a downstairs W.C. The first floor comprises: stairs/landing area, four attractive and well-presented bedrooms, one bedroom with an en-suite shower room and there is a further family bathroom.

Externally to the front of the property there is a driveway providing off road parking, with an electric vehicle charging point. To the rear there is an enclosed landscaped garden which is mainly laid to lawn and there is a paved patio and a large decked area offering ideal outside entertaining space. There is also two sheds in the rear garden and to the side of the property offering ample storage space. A truly wonderful detached family home within an enviable position and modernised to a high specification!

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

WA15 7BG

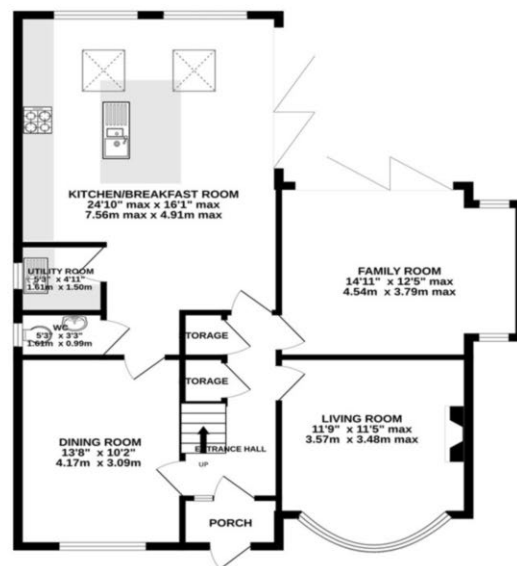
TENURE

Freehold

LOCAL AUTHORITY

Trafford MBC Tax Band E

GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.

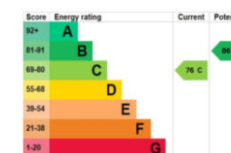


1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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