



**GASCOIGNE  
HALMAN**

100, STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## **100, STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM**

This wonderful family home is well set back from the road within this small enclave of only five detached houses. The house is located within enviable reach of Timperley Village centre, offering a range of desirable shops, amenities, and restaurants. Internally the accommodation offers fantastic and versatile living space which can only be fully appreciated once seen. Downstairs there is an open plan living room and dining room, conservatory, kitchen, separate utility and a downstairs W.C. To the first floor there are four bedrooms, with the master benefitting from an en-suite bathroom. There is also a further family shower room accessed from the landing. A driveway to the front provides off-road parking and, in turn, leads to the integrated double garage. To the rear there is a low-maintenance garden that enjoys a southerly aspect and is enclosed via well-defined boundaries.







The property provides the perfect family home and the good-sized living accommodation comprises in brief: Welcoming entrance hallway, downstairs W.C., open plan living room and dining room, conservatory, breakfast kitchen, and a separate utility room. The first floor comprises: Stairs/landing area, an impressive master bedroom with a dressing area and en-suite bathroom, three further well-presented bedrooms, and a family shower room. The property has a pretty, mature garden to the front and a driveway that offers off-road parking and leads to the integrated double garage. This offers scope for those who wish to convert to further living space in the future, (subject to the necessary permissions). To the rear, there is a beautifully landscaped garden which is low maintenance and designed to create a fabulous oasis. With Timperley Village nearby and sought-after schooling within convenient reach this property truly is a must see!

#### 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 7SN

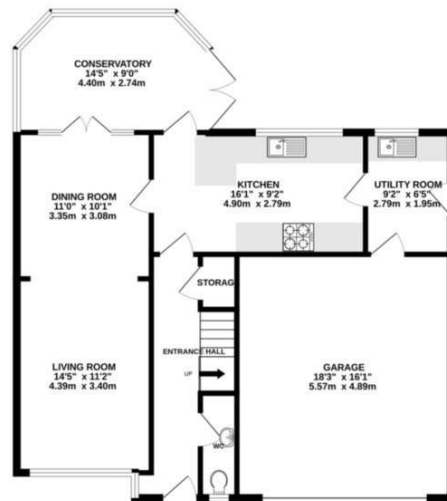
#### TENURE

Freehold

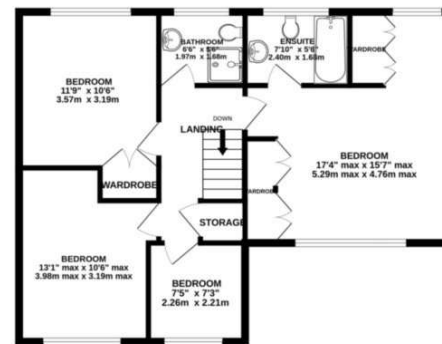
#### LOCAL AUTHORITY

Trafford - Tax Band F

GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.

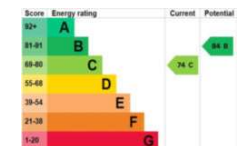


1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1690 sq.ft. (157.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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