



**GASCOIGNE  
HALMAN**

9 HUNTSPILL ROAD, WEST TIMPERLEY,  
ALTRINCHAM

---

THE AREAS LEADING ESTATE AGENT





## 9 HUNTSPILL ROAD, WEST TIMPERLEY, ALTRINCHAM

A beautifully presented two double bedroom coach house, ideal for a range of buyers looking to put their own stamp on a property. With an open plan living, dining and kitchen area plus a private entrance, viewings come highly recommended. Available with no onward chain.





In brief, the property comprises: a private entrance accessed via gates, upon entering the property there are stairs leading to an entrance hallway. An open plan living, kitchen and dining area providing space and natural light throughout. There are two double bedrooms, both with fitted wardrobe space, plus a family bathroom fitted with a three piece suite. The property is well presented throughout and is offered with no onward chain.

### 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

WA14 5XR

### TENURE

Freehold.  
Service Charge payable of £204.56 per annum.

### LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band C.

FIRST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025

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

**GASCOIGNE  
HALMAN**