



**GASCOIGNE  
HALMAN**

3 APPLEMIT CLOSE, BROADHEATH, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





### 3 APPLEMINT CLOSE, BROADHEATH, ALTRINCHAM

A beautifully presented four double bedroom, modern detached family home. With three reception rooms and a South facing garden, this property is ideal for the growing family. Situated in a highly sought after location, the property is within convenient reach of Stamford Brook Woodland and beautiful views around Dunham Massey.







Situated in the highly sought-after location of Applemint Close, Altrincham, this detached modern home offers the perfect blend of style and functionality.

Boasting four double bedrooms, two bathrooms, and three receptions, this property provides ample space for comfortable living. The contemporary design includes a downstairs WC, a convenient utility room, and a parking space with a garage.

The south-facing rear garden is ideal for outdoor entertaining and relaxation. The property also features solar panels, offering energy efficiency and cost savings.

Conveniently located close to local amenities, such as Waitrose and Bramley Farm, this property is perfect for families looking for a spacious and modern home in a desirable area.

### 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 5UJ

### TENURE

Freehold

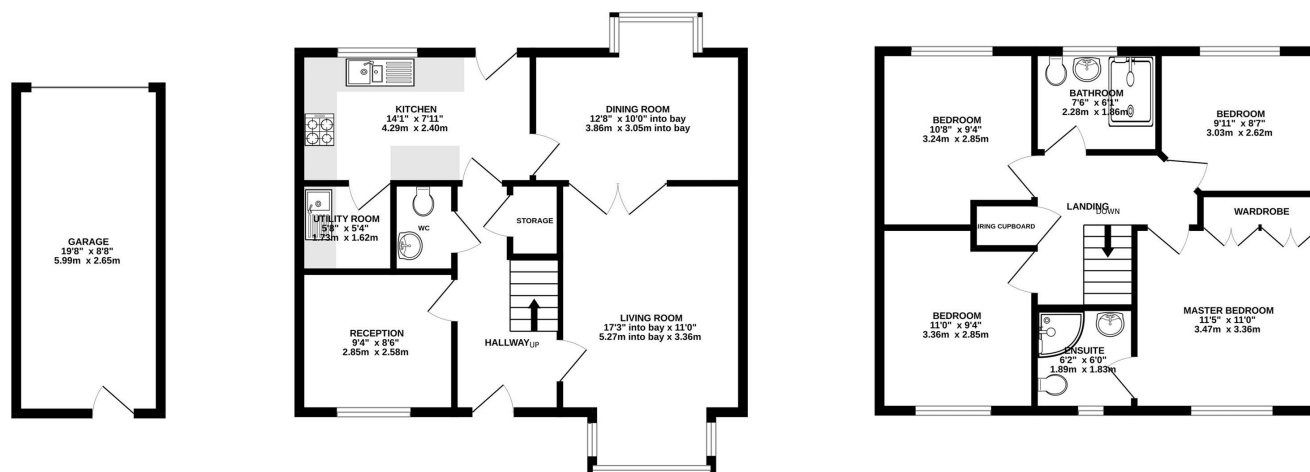
### LOCAL AUTHORITY

Trafford MBC Tax Band D

GARAGE  
171 sq ft. (15.9 sq.m.) approx.

GROUND FLOOR  
615 sq ft. (57.2 sq.m.) approx.

1ST FLOOR  
580 sq ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ALTRINCHAM OFFICE

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