



**GASCOIGNE
HALMAN**

78 HEYES LANE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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This immaculately presented Victorian semi-detached home exudes characterful period accommodation throughout and offers a wealth of impressively proportioned living space set over three floors. The property is IDEALLY SITUATED FOR ACCESS TO HEYES LANE PRIMARY SCHOOL, THE METROLINK AND TIMPERLEY VILLAGE with its various restaurants, coffee shops and amenities. There are also pleasant canal towpath walks within convenient reach and local shops just a short stroll away.





The property boasts approximately 1665 sqft of beautifully presented accommodation which must be viewed in order to fully appreciate and the house is well set back from the road behind a WELL-PROPORTIONED DRIVEWAY.

The characterful accommodation enjoys high ceilings throughout and comprises: Welcoming entrance hallway with period decorative cornice plaster-work to the ceiling, bay fronted living room with feature fireplace, good size separate dining room with original fitted storage cupboards, wood flooring and feature cast fireplace, attractive fitted kitchen with deep storage cupboard under the stairs, utility room and conservatory/garden room overlooking the stunning rear garden.

The first floor comprises: stairs/landing area, three impressive double bedrooms and a contemporary fitted three piece shower room. Stairs from the landing area provide access to the second floor and versatile loft room which has fitted storage, vanity wash hand basin and two velux windows providing a good degree of natural light. The property benefits from gas fired central heating and UPVC double glazing.

Externally the property enjoys a manicured garden which has clearly been loved and well tended to create serene outside space. The garden is mainly laid to lawn and there is a raised decked patio area. High hedge lined borders also offer a good degree of privacy and there is access to a gardeners store and W.C.

To the rear of the conservatory there is also an Indian stone paved courtyard, creating another tucked away area from the rest of the gardens. There is also a single garage which has further access to the rear, power and LED lighting.

Internal viewings essential in order to avoid disappointment!

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

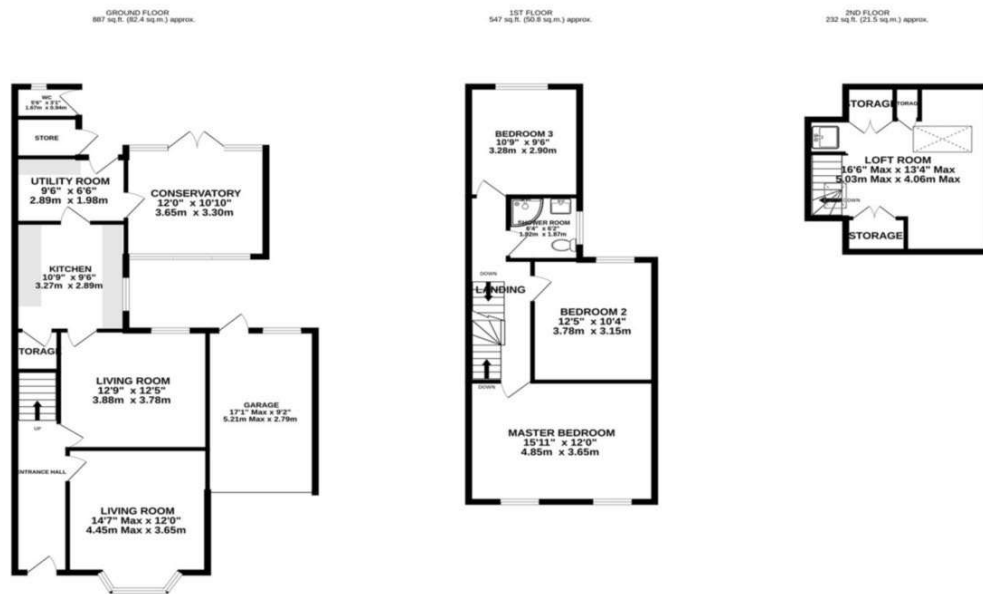
WA15 6EQ

TENURE

Freehold

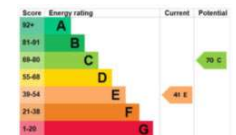
LOCAL AUTHORITY

Trafford MBC Tax Band D



TOTAL FLOOR AREA: 1665 sq ft. (154.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Netplan (2022)

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