



**GASCOIGNE
HALMAN**

32, WAVENEY DRIVE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



32, WAVENEY DRIVE, ALTRINCHAM

Beautifully extended and immaculately presented, this 3-bedroom semi-detached home offers spacious, modern living in a prime location. Features include a bright living room, stunning open-plan kitchen with dining and family/play area that is sure to impress discerning purchasers. There are also French doors opening to a lovely rear garden, ideal for families. The wrap-around extension adds a downstairs W.C. and a versatile study/home office. Upstairs boasts three well-presented bedrooms and a three piece white family bathroom. Outside, enjoy a recently re-laid block-paved driveway for two cars and a private garden with lawn and Indian stone patio, ideal for entertaining! Move-in ready with style, space, and smart design throughout.





This beautifully presented three-bedroom semi-detached home has been thoughtfully extended to offer generous and versatile living space, perfect for modern family life. Set back from the road with a re-laid block-paved driveway providing off-road parking for two vehicles, this home impresses from the moment you arrive.

Step inside to an inviting entrance porch that leads into a spacious living room, ideal for relaxing evenings. The heart of the home is a stunning contemporary kitchen, seamlessly opening into an extended family/playroom and a stylish dining area complete with bench-style fitted seating. Velux windows flood the space with natural light, while French doors open onto the rear garden, bringing the outdoors in.

The clever side extension enhances functionality, incorporating a downstairs W.C. and a versatile study or home office; perfect for remote working or quiet reading.

Upstairs, you'll find three well-appointed bedrooms and a modern family bathroom, all presented in excellent decorative order.

To the rear, the garden is mainly laid to lawn with a beautifully finished Indian stone patio and pathway; ideal for outdoor entertaining or relaxing in the sun.

This exceptional home offers a perfect blend of style, comfort, and practicality, ready to move into and enjoy.

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. Hale 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

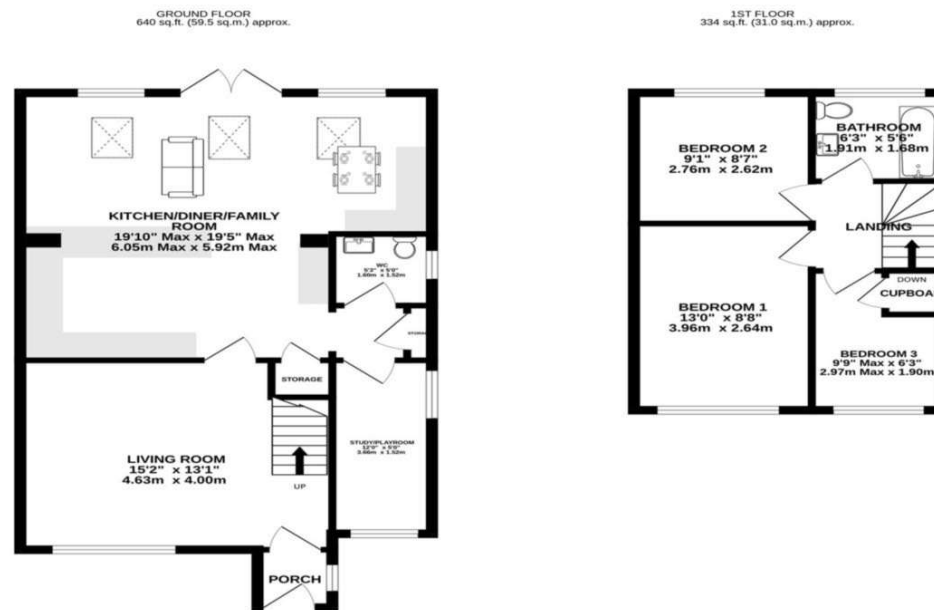
SAT NAV: WA15 6SJ

TENURE

Leasehold - Approx 960 Years remaining.
Ground Rent - £60 per annum.

LOCAL AUTHORITY

Trafford Council - Tax Band D



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