



**GASCOIGNE
HALMAN**

12 JULIANA WAY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



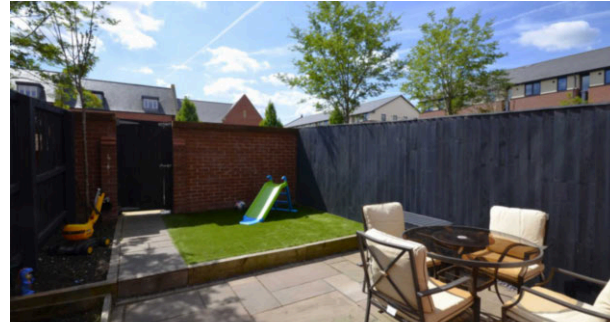
12 JULIANA WAY, ALTRINCHAM

This modern, three bedroom townhouse boasts unique features; a spacious master bedroom with private balcony overlooking the Bridgewater Canal. In brief, the property comprises; a welcoming entrance hall leading to a beautifully decorated living room and separate breakfast kitchen fitted with a range of base and eye level units, plus integrated appliances. There is a downstairs W/C and storage cupboard completing the ground floor.

To the first floor there are two good sized bedrooms serviced by a family bathroom with four piece suite. The accommodation is completed by the master bedroom on the second floor, which benefits from a spacious ensuite shower room and double doors to a private balcony. Externally, there is a south facing rear garden with fenced borders, laid with artificial grass and a paved area for outdoor dining. The garden provides gated access to the car park with allocated parking space.

The property is situated in a highly sought after location, close to various local amenities and renowned local schools and with canal side walks on the doorstep.





A beautifully presented, three bedroom terraced property situated on the ever popular Morris Homes development of Egerton Park. With accommodation over three floors, two bathrooms and allocated parking, this property is ideal for the growing family.

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 4YE

GROUND FLOOR

TENURE
Freehold.

LOCAL AUTHORITY

Trafford MBC Tax Band D.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan ©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**