



**GASCOIGNE  
HALMAN**

1 AYLESBURY CLOSE, BROADHEATH, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 1 AYLESBURY CLOSE, BROADHEATH, ALTRINCHAM

A superb FIVE bedroom DETACHED property offering SPACIOUS accommodation approaching 2000 sq. ft. over THREE floors. An OPEN PLAN family dining kitchen, separate living room and great size dining room. Plus TWO family bathrooms and TWO EN-SUITES. Private lawned rear garden with patio; and DRIVEWAY parking to the front.







This beautifully appointed family detached property offers spacious accommodation throughout, including a fantastic open-plan dining kitchen with built in appliances and space for a large dining table; as well as separate utility room. The property also boasts a well proportioned bay fronted living room, conservatory and great size dining room which is ideal for a growing family. To the first floor there are three double bedrooms; the largest of which benefits from a dressing area and an en-suite. There is also an additional modern en-suite and a fitted family bathroom. To the second floor there are a further two double bedrooms along with another shower room. Outside there is a good sized private rear garden mainly laid to lawn with a patio area ideal of entertaining. To the front is a driveway providing ample off road parking. The property is located on Aylesbury Close which is in a highly sought after location close to local amenities, parks and renowned schools.

#### 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 5SR

#### TENURE

Freehold

#### LOCAL AUTHORITY

Trafford MBC Tax Band F



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

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