



**GASCOIGNE
HALMAN**

40 BROOK AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



40 BROOK AVENUE, TIMPERLEY, ALTRINCHAM

A wonderful four-bedroom, two-bathroom detached family home nestled in one of the areas most coveted locations. Perfectly positioned within easy reach of prestigious schools and the vibrant Altrincham centre, this charming property boasts a generous driveway and a beautifully mature, private garden that offers a peaceful retreat. Inside, three inviting reception rooms flow seamlessly alongside a well-proportioned breakfast kitchen, handy utility room, stylish home office, and convenient downstairs W.C. Upstairs, four spacious bedrooms and two well-appointed bathrooms provide plenty of room for comfort and relaxation. This is an exceptional home combining practicality with timeless elegance.





Welcome to this beautifully presented four-bedroom, two-bathroom detached residence, perfectly positioned in one of Altrincham's most desirable and family-friendly neighbourhoods. Tucked away from the road behind a spacious driveway, this impressive home combines generous proportions, practical living spaces, and timeless charm; all within convenient reach of Altrincham town centre and some of the area's most sought-after schools.

Upon entering, you're greeted by a warm and welcoming hallway that sets the tone for the rest of the home. The ground floor offers a wealth of flexible living space, featuring three well-proportioned reception rooms ideal for both everyday family life and entertaining. A well-proportioned breakfast kitchen offers versatile space for both cooking and dining, complemented by a practical utility room, downstairs W.C., and a separate study or home office; perfect for remote working or quiet retreat.

Upstairs, the property continues to impress with four generously sized bedrooms, offering ample space for family members or guests. Two bathrooms; including a family bathroom and an en suite; ensure comfort and convenience for busy households.

Outside, the home enjoys a good degree of privacy, thanks to its position set well back from the road. The front provides extensive off-road parking, while to the rear, a mature and beautifully maintained garden offers fabulous outside space for all the family, complete with a generous lawn and established planting; ideal for relaxing, playtime, or summer entertaining.

This is a rare opportunity to acquire a substantial family home in an enviable location, combining classic style, spacious living, and exceptional convenience.

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

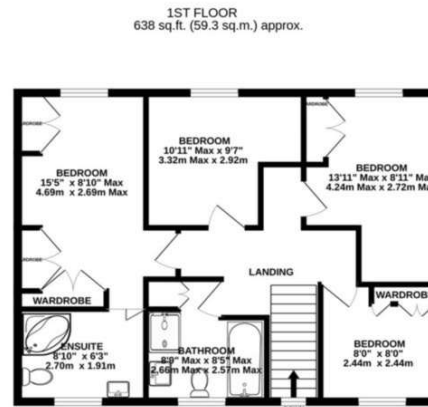
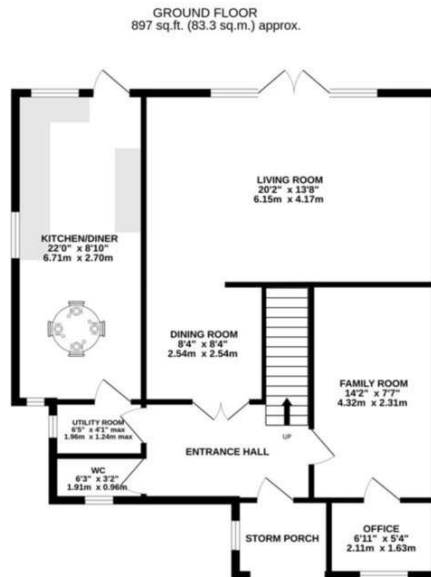
WA15 6SJ

TENURE

Freehold.

LOCAL AUTHORITY

Trafford MBC Tax Band E.



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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