



**GASCOIGNE
HALMAN**

69, NAVIGATION ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



69, NAVIGATION ROAD, ALTRINCHAM

A wonderful and well-proportioned four-bedroom home set over three floors, ideally located within walking distance of Navigation Road Metrolink and train station. Featuring a modern fitted kitchen, bathroom, separate shower room, downstairs W.C., and an attractive enclosed rear garden. Perfect for families, with spacious double bedrooms and close proximity to a local park.





DESCRIPTION

A beautifully presented and deceptively spacious four-bedroom home set over three thoughtfully designed floors, ideally located in a sought after location.

This wonderful property offers generous and flexible accommodation throughout, making it the perfect home for growing families or those seeking extra space to live, work, and relax. From the moment you enter, you're welcomed by a sense of warmth and a good degree of light, with well-proportioned rooms and a modern layout that balances style and comfort.

At the rear of the property there is a beautiful, contemporary fitted kitchen, ideal for both everyday cooking and entertaining. A spacious bay fronted living room and separate impressive dining room both enjoy high ceilings which add to the feeling of space throughout. At the rear there is a wonderful enclosed garden mainly laid to lawn; a private and low-maintenance outdoor space, perfect for summer evenings or weekend playtime with the children.

Accommodation is arranged across three floors, providing four excellent double bedrooms; ideal for a family or those needing dedicated work-from-home areas. A modern bathroom, an additional separate shower room, and a convenient downstairs W.C. add to the practicality of this exceptional home.

Set in a highly popular location, the property is just a short walk from Navigation Road Metrolink and train station, offering superb transport links to Manchester and beyond. With a park nearby and excellent local amenities, this is a rare opportunity to secure a spacious and stylish home in a truly enviable spot.

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

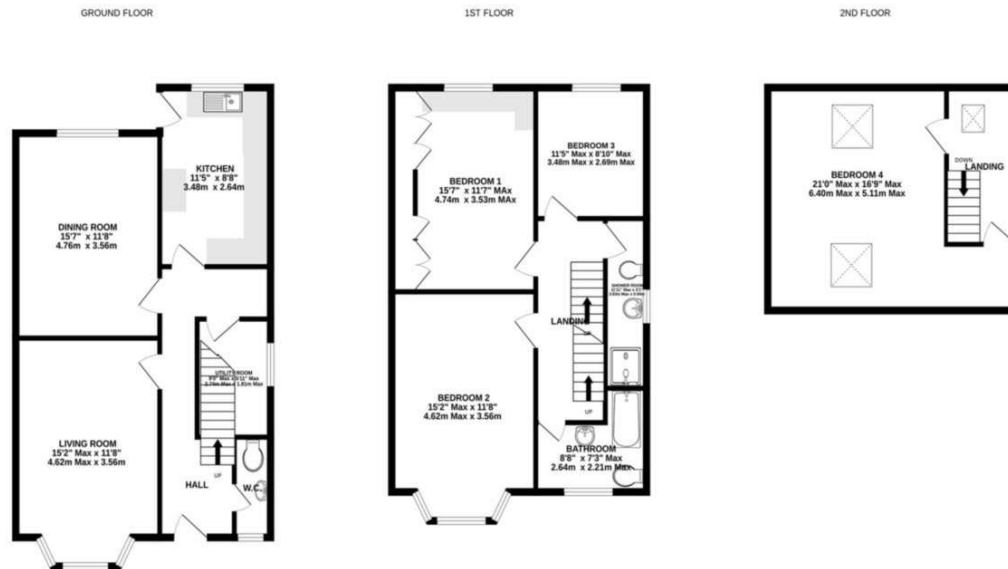
SAT NAV: WA14 1LN

TENURE

FREEHOLD

LOCAL AUTHORITY

Trafford Tax Band D



Measurements are approximate. Not to scale. Illustrative purposes only
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