



**GASCOIGNE
HALMAN**

45, BASKERVILLE ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



45, BASKERVILLE ROAD, ALTRINCHAM

A wonderful and contemporary three-bedroom home set within a desirable and recently developed Morris Homes estate. Tucked away at the end of a pleasant walkway overlooking a green lawn, this stylish property is ideally located within convenient reach of Altrincham town centre and highly regarded schools. The well-appointed accommodation includes a spacious living room, modern kitchen with granite worktops and French doors to the rear garden, plus a downstairs W.C. Upstairs, the master bedroom benefits from an en-suite shower room, accompanied by two further bedrooms, all with fitted wardrobes, and a family bathroom. Outside, the enclosed rear garden is mainly laid to lawn with rear access to two allocated parking spaces.





DESCRIPTION

Nestled at the end of an attractive walkway and overlooking a beautifully maintained green space, this elegant three-bedroom residence offers the perfect balance of modern living and family-friendly charm. Situated within a highly regarded development by the reputable Morris Homes, still in its early years, this property enjoys a pleasant setting away from the road, while remaining within convenient reach of Altrincham town centre and several sought after local schools.

From the moment you arrive, the home's attractive exterior and its idyllic, green-fronted outlook create a warm and inviting first impression. Step inside, and you'll find a thoughtfully designed layout that flows effortlessly, with modern finishes throughout.

The ground floor boasts a generous and well-proportioned living room, ideal for both everyday relaxation and entertaining. The heart of the home is the stylish kitchen/dining space, featuring upgraded granite worktops and integrated appliances. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living; perfect for summer gatherings and family time. A convenient downstairs W.C. completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys the benefit of a contemporary en-suite shower room, while two further well-sized bedrooms, each with fitted wardrobes, offer flexibility for family life, guests, or a home office setup. A modern family bathroom serves the additional bedrooms, providing both style and practicality.

Externally, the rear garden is mainly laid to lawn and fully enclosed, making it ideal for children and pets. A rear gate provides access to two allocated parking spaces, ensuring convenience alongside comfort.

This exceptional home is ideally positioned within this development and is within convenient reach of Altrincham's vibrant town centre, Metrolink services, and excellent schooling. A perfect choice for professionals, young families, or downsizers alike; early viewing is highly recommended.

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

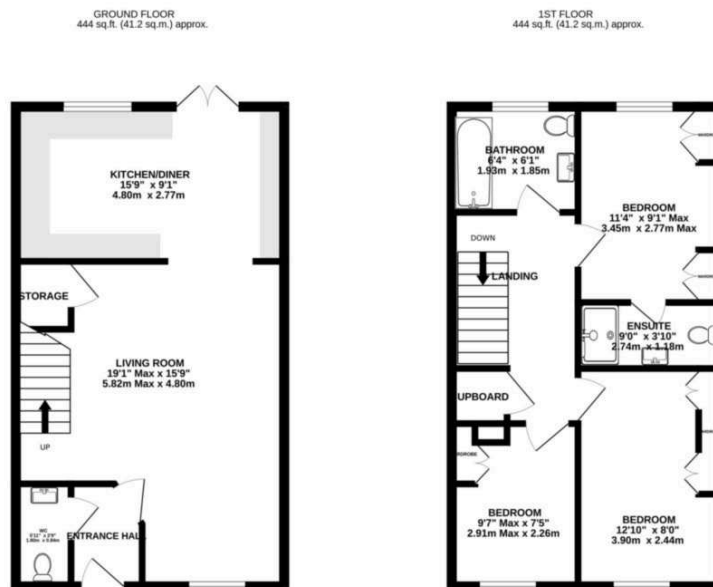
SAT NAV: WA14 4YF

TENURE

FREEHOLD

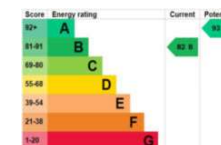
LOCAL AUTHORITY

Trafford - Tax Band C



TOTAL FLOOR AREA: 934sq.ft. (86.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor CDD3

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@gascoignealman.co.uk

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
HALMAN**