



**GASCOIGNE
HALMAN**

7, HAMON ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



7, HAMON ROAD, ALTRINCHAM

Elegant and generously proportioned, this four double bedroom, three bathroom detached home is perfectly positioned in the heart of Altrincham. Just moments from vibrant shops, acclaimed restaurants, and excellent schools, with the Metrolink and bus station a short stroll away. Boasting two stylish reception rooms, a well proportioned breakfast kitchen, convenient downstairs W.C., and private driveway, this home blends comfort, character, and convenience in a truly unbeatable location.





DESCRIPTION

Set in the vibrant heart of Altrincham, this impressive four double bedroom, three bathroom detached residence offers spacious and stylish living ideal for modern family life. Perfectly positioned within walking distance of the town's thriving centre, residents will enjoy immediate access to an array of independent shops, acclaimed restaurants, cafés, and essential amenities; all while being within convenient reach of Altrincham's Metrolink and bus interchange, making commuting a breeze.

Beautifully presented throughout, the property boasts two generous reception rooms providing versatile spaces for relaxing, entertaining, or working from home. The well-appointed breakfast kitchen offers enough space for a table and chairs, ideal for everyday family meals or hosting friends. A convenient downstairs W.C. adds to the practical layout on the ground floor.

Upstairs, the home features four spacious double bedrooms, two of which benefit from en-suite facilities, while a third modern family bathroom serves the remaining rooms. Each bedroom offers ample space, making it ideal for growing families or accommodating guests.

Outside, the property enjoys a private driveway offering off-road parking. The home sits within convenient reach of several highly regarded local schools, making it an excellent choice for families looking to combine quality education with urban convenience. To the rear there is an enclosed garden which is mainly laid to lawn and enjoys a Southerly aspect!

With its blend of generous living space, sought-after location, and excellent transport links, this property offers a rare opportunity to enjoy the very best of Altrincham living.

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: WA15 9QU

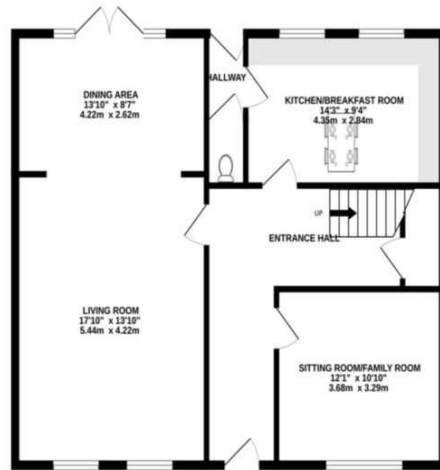
TENURE

FREEHOLD

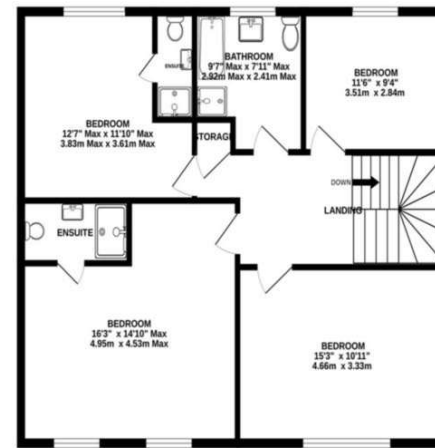
LOCAL AUTHORITY

Trafford - Tax Band E

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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