



**GASCOIGNE
HALMAN**

11, FOX CLOSE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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Set in a highly desirable cul-de-sac, this superbly extended semi-detached home offers generous and versatile family accommodation. Ideally located within convenient reach of extremely sought after schools and commuter links, the property features an impressive open-plan kitchen/living area, dining room, family room, conservatory, and a convenient downstairs W.C.

Upstairs boasts five attractive bedrooms and a modern family bathroom. Outside, the standout feature is the expansive rear garden; perfect for entertaining or family play, mainly laid to lawn with mature landscaping. A driveway to the front provides ample off-road parking.

This is a fantastic opportunity to secure a spacious family home in a prime location.





DESCRIPTION

Tucked away in one of the area's extremely sought-after and peaceful cul-de-sac locations, this beautifully extended five-bedroom semi-detached residence offers an exceptional blend of space, comfort, and practicality, perfectly suited for modern family living.

From the moment you arrive, the property makes a warm and welcoming impression, with a neatly presented frontage and driveway providing convenient off-road parking. Step inside, and you're greeted by versatile living space which is sure to impress prospective buyers.

The ground floor accommodation flows seamlessly and has been intelligently extended by the current owners to create well-presented and impressive living spaces. There's a dining room ideal for hosting, a stylish open-plan kitchen and living area with ample workspace and integrated appliances, and a separate family room that offers flexibility for play, work, or relaxation. At the rear, a delightful conservatory opens directly onto the garden, creating the perfect indoor-outdoor connection and a calming retreat throughout the seasons. A practical downstairs W.C. completes the ground floor.

Upstairs, the first floor offers five well-appointed bedrooms, providing plenty of room for growing families, guests, or even a dedicated home office. A smart, modern family bathroom serves this floor, designed with both style and function in mind.

One of the true highlights of this home is the stunning rear garden; a generously sized and beautifully maintained space, mainly laid to mature lawn and offering a private oasis for summer entertaining, family barbecues, or simply a place for children to play freely. With its sense of space and seclusion, it's an outdoor haven that's hard to come by.

Located within convenient proximity to highly regarded schools and offering excellent commuter links, this home combines tranquility with convenience, making it a rare and desirable find.

Whether you're upsizing, relocating, or simply looking for a home with more room to grow, this exceptional property ticks all the boxes.

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

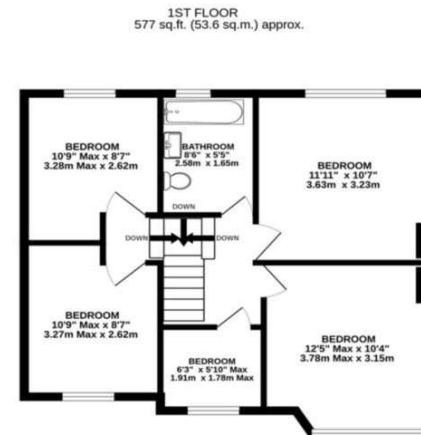
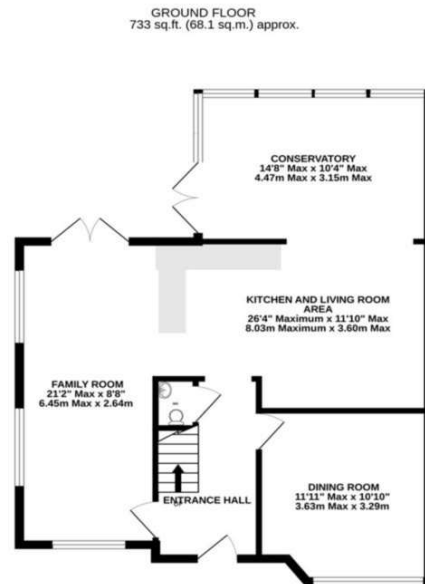
SAT NAV: WA15 6RR

TENURE

Freehold

LOCAL AUTHORITY

Trafford - Tax Band C



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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