



**GASCOIGNE
HALMAN**

39 PENNYMOOR DRIVE, ALTRINCHAM

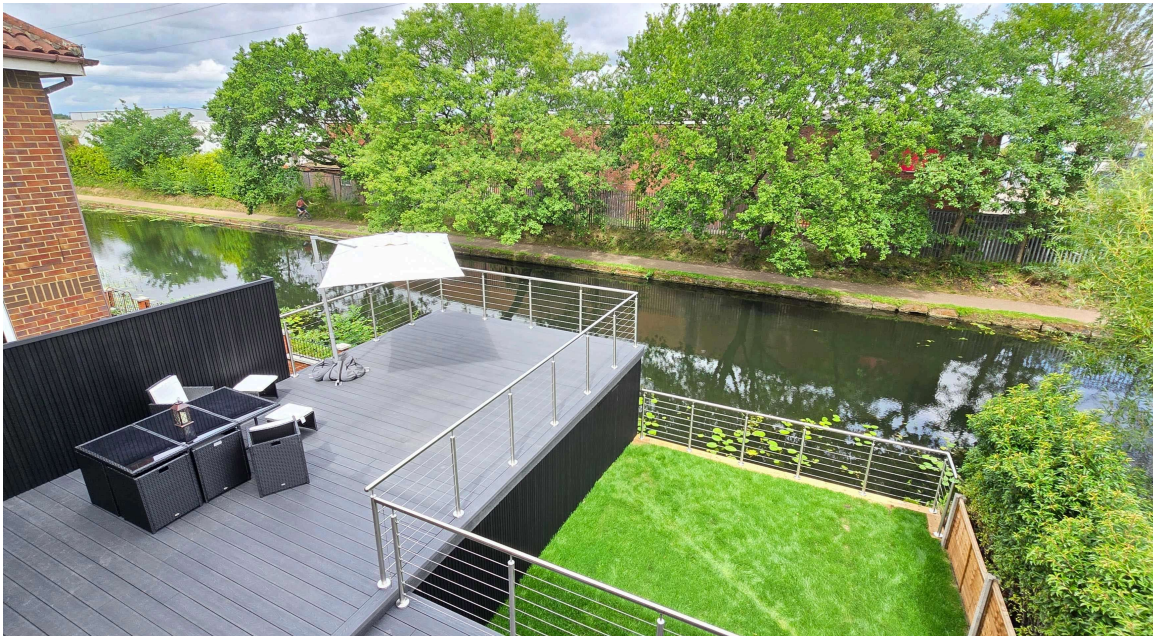
THE AREAS LEADING ESTATE AGENT



39 PENNYMOOR DRIVE, ALTRINCHAM

A wonderful and contemporary detached family home situated in a desirable cul de sac location, within convenient reach of John Leigh Park, Altrincham Town Centre, the Trans Pennine Trail and various local amenities. Offered with no onward chain, this property is ideal for the growing family. The property has been lovingly modernised to create beautiful living space throughout. Externally to the front of the property there is a good size driveway which provides off road parking for four vehicles. To the rear there is a fabulous composite decked tiered garden which reverses on to the canal. On the lower garden level there is a well-tended lawned area, a beautiful outside space!





The current vendor has intelligently improved the property which must be viewed internally in order to fully appreciate. The property comprises: entrance hallway with a downstairs W/C and a door leading to the ground floor living accommodation. There is a living room to the front of the property, which is well presented, with a separate dining room and bi-folding doors providing access to the fantastic rear composite decked and lawned garden. A modern kitchen fitted with a range of base and eye-level units, integrated Miele oven and dishwasher, plus ample understairs storage. The utility room benefits from a larder-style fridge and freezer, and matching units with the kitchen. There is a door leading to the garden and a further door opening into the garage.

To the first floor there are four well-proportioned bedrooms; the master boasting an ensuite shower room, the second and third bedrooms with built in wardrobes, storage cupboards and built in cabin style, fold away beds. The fourth bedroom has over stairs storage and a useful air conditioning unit. The bedrooms are served by the family bathroom, which is fitted with a walk in shower, wash basin and WC plus integrated bluetooth speaker.

Externally, there is a driveway providing off road parking for multiple vehicles with EV charging point. To the rear of the property, there is a much improved composite decked area with two levels accessed via the dining room and utility room, and enjoys views over the Canal. The lower tier is lawned and landscaped to create fabulous outside space. The property is offered with no onward chain and also has the benefit of granted planning permission for an extension Trafford Planning Reference Application Number: 110789/HHA/23

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

WA14 4UT

TENURE

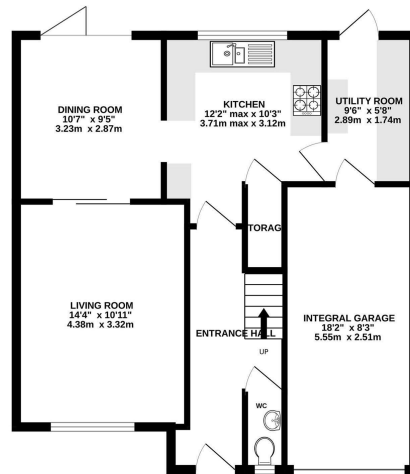
Freehold

LOCAL AUTHORITY

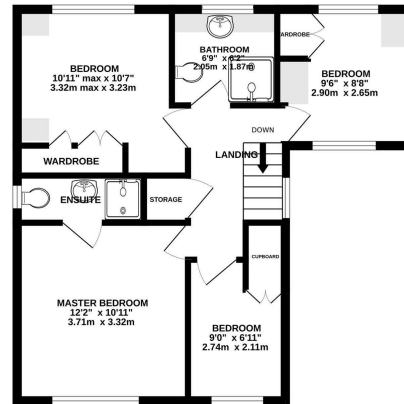
Trafford MBC Tax Band E



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

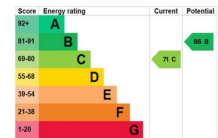


1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211sq.ft. (112.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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