



**GASCOIGNE
HALMAN**

23 ROSSETT AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



23 ROSSETT AVENUE, TIMPERLEY, ALTRINCHAM

A well presented, four bedroom extended semi-detached property ideal for the growing family looking to be within convenient reach of renowned local schools, Timperley Metrolink and various amenities. With a good sized rear garden, driveway parking for multiple vehicles and a spacious living room, viewings come highly recommended.





In brief, the property comprises: a welcoming entrance hall leading to a utility room and shower room, plus a spacious living room to the front of the property. There is a dining kitchen with two sets of French doors providing access to the rear garden. The kitchen area is fitted with a range of integrated appliances and base and eye level units for storage space.

To the first floor there are four good sized bedrooms and a family bathroom fitted with a three piece suite. Externally, there is a large rear garden with fenced borders, mainly laid to lawn with patio areas ideal for outdoor dining and entertainment. There is a garden room which is insulated and wired for electric, the current vendors use this as additional storage space. To the front of the property is a driveway providing off road parking for multiple cars.

The property is situated in a highly sought after location, within convenient reach of Timperley Metrolink and renowned local schools.

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

WA15 6EU

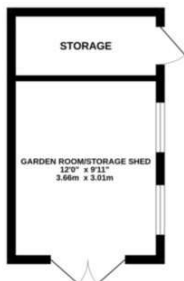
TENURE

Freehold.

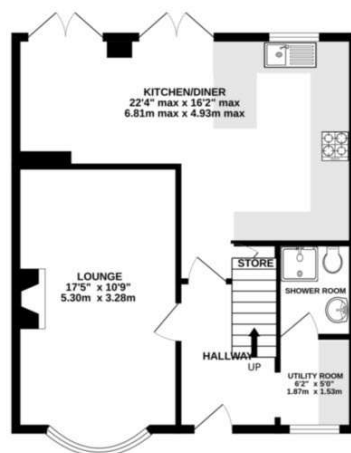
LOCAL AUTHORITY

Trafford MBC Tax Band D.

GARDEN ROOM
163 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR
576 sq.ft. (53.1 sq.m.) approx.



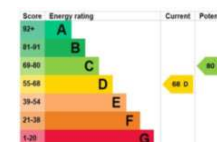
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



(EXCLUDING GARDEN ROOM/STORAGE SHED - 985 SQ.FT.)

TOTAL FLOOR AREA: 1147 sq.ft. (106.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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