



**GASCOIGNE
HALMAN**

20, RICHMOND ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



20, RICHMOND ROAD, ALTRINCHAM

Well-proportioned four-bedroom, two bathroom semi-detached home which is beautifully arranged over three floors, this characterful property features a bay-fronted living room, separate dining room, and a generous kitchen diner with pantry and garden access. Upstairs offers three double bedrooms, a family bathroom, a guest W.C., and an impressive top-floor en suite bedroom with fitted storage. Set behind a charming walled garden, the rear boasts a patio and lawned garden. Ideally located within convenient proximity to Altrincham centre and sought-after schools.





DESCRIPTION

Brimming with character and set behind an attractive walled garden, this beautifully presented four-bedroom period semi-detached home offers generous accommodation across three floors, combining timeless features with modern family living.

Upon entering, you're welcomed by a charming entrance hallway that leads to a bay-fronted living room which enjoys a good degree of natural light and period charm. A separate formal dining room provides an ideal setting for entertaining, while the heart of the home is undoubtedly the spacious kitchen diner, complete with a walk-in pantry and direct access to the rear garden, making it perfect for both family life and hosting guests.

The first floor hosts three double bedrooms, including an impressively sized principal bedroom with fitted wardrobes. A well-appointed family bathroom and a separate guest W.C. complete this level, offering both functionality and comfort for a growing family.

The second floor reveals a delightful fourth double bedroom, featuring its own en-suite bathroom and fitted storage, ideal as a guest suite, teenager's retreat, or home office.

Outside, the property continues to impress. The rear garden is well proportioned, with a paved patio perfect for al fresco dining, leading to a lawned garden area beyond; ideal for families and children to play or for gardening enthusiasts to enjoy. The charming walled frontage enhances the home's kerb appeal while providing a sense of privacy.

Ideally situated within convenient reach of Altrincham town centre, the property benefits from excellent local amenities, transport links including the Metrolink, and falls within desirable proximity of highly regarded schools -making this a superb opportunity for families and discerning buyers alike.

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 4DU

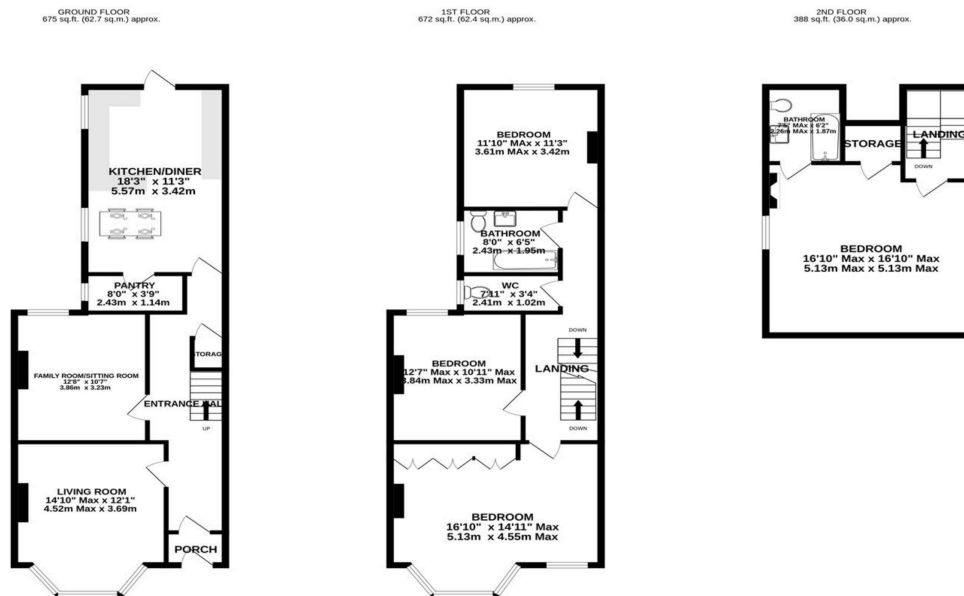
TENURE

The property is owned freehold, with a chief rent payable to S Kershaw and Sons of £6 per annum.

This applies to the property only. The garden is currently classified as protected land and is leased to the owner as an allotment from Trafford Council, the cost of this is £52 per annum. We have a copy of the draft lease agreement which can be provided to a buyer.

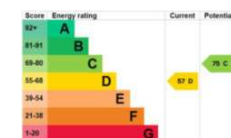
LOCAL AUTHORITY

Trafford - Tax Band E



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropack (2020).

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