



**GASCOIGNE  
HALMAN**

212, PARK ROAD, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 212, PARK ROAD, TIMPERLEY, ALTRINCHAM

A wonderful and extended three-bedroom traditional semi-detached home, ideally located within convenient reach of Timperley Village, local shops, and sought-after schools. The ground floor offers an entrance hallway, bay-fronted dining room, an extended open-plan living and family room, and a generous extended kitchen-diner. Upstairs features three bedrooms and a modern three-piece family bathroom. Externally, the property benefits from a well-sized driveway leading to an attached single garage, plus a mature enclosed rear garden mainly laid to lawn. Offered for sale with no onward chain.







## DESCRIPTION

This beautifully extended three-bedroom traditional semi-detached home offers generous living space and an enviable position, within convenient reach of Timperley Village, a range of local shops, and highly regarded schools. Thoughtfully enhanced while retaining its classic charm, the property provides an ideal setting for family life.

The welcoming entrance hallway leads into a bay-fronted dining room, perfect for entertaining or relaxed family meals. To the rear, the home opens into a superb extended living and family room, creating a wonderfully versatile space with ample room to unwind. The adjoining extended kitchen-diner further elevates the ground floor, offering excellent workspace, a sociable layout, and views over the garden.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, each filled with natural light, along with a neatly appointed three-piece family bathroom.

Externally, the property continues to impress. A generous front driveway provides comfortable off-road parking and leads to an attached single garage. To the rear, a mature, enclosed garden, mainly laid to lawn, offers a peaceful and private outdoor retreat. An ideal for children, gardening enthusiasts, or summer gatherings.

Available with no onward chain, this lovely home presents a fantastic opportunity to secure a spacious, extended property in a highly desirable location.

## 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

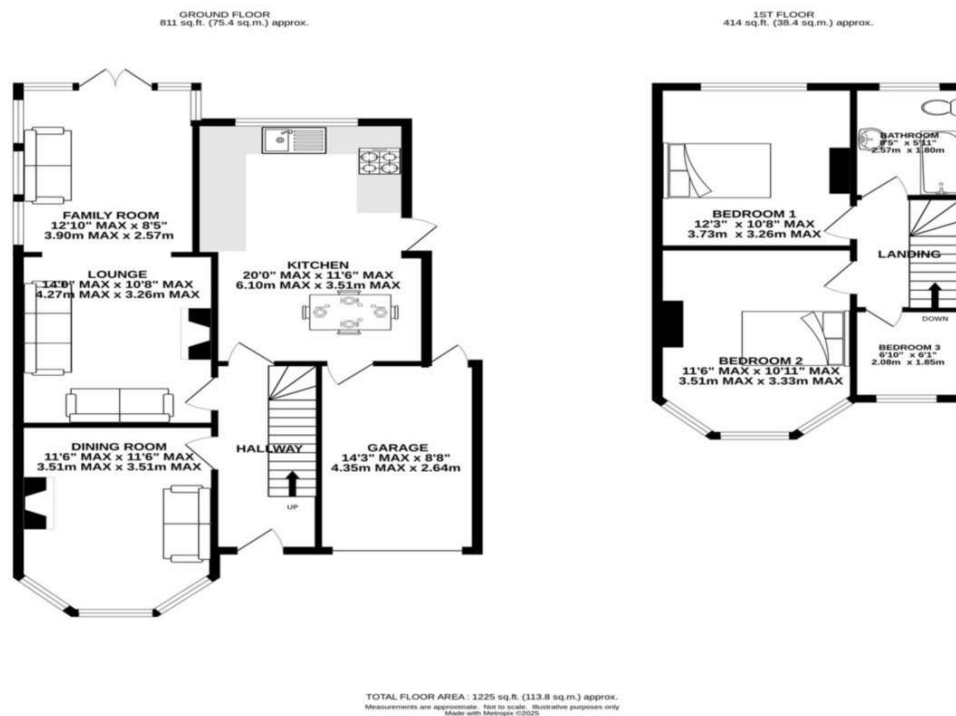
SAT NAV: WA15 6QY

## TENURE

Freehold

## LOCAL AUTHORITY

Trafford - Tax Band C



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