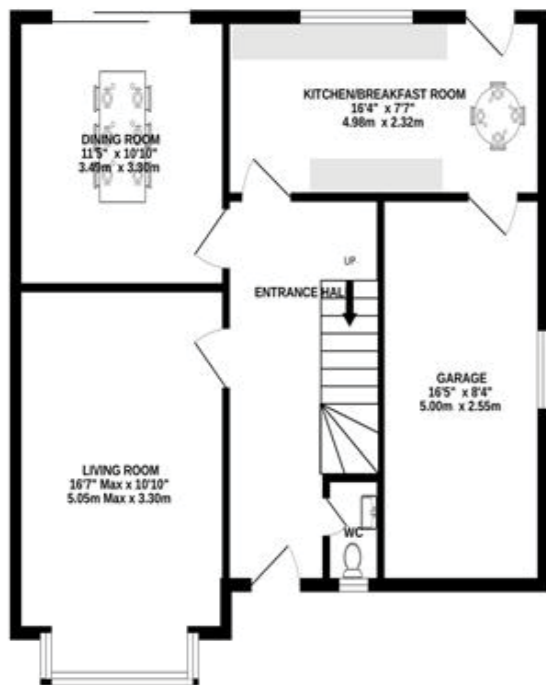
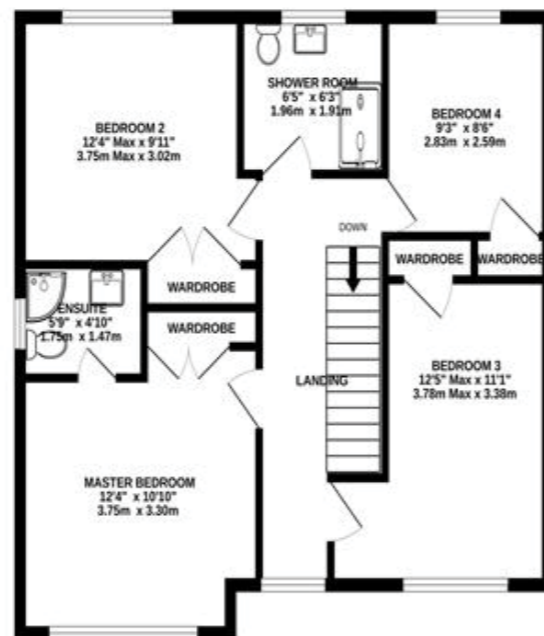


58 ST. GEORGES CRESCENT
 Timperley
£650,000

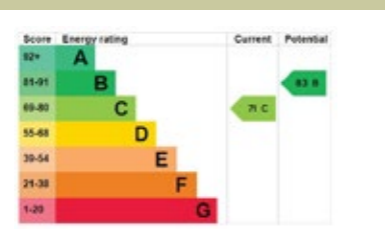
GROUND FLOOR
 689 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
 675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplan ©2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Altrincham
 26, The Downs, ALTRINCHAM WA14 2PU
 0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



This wonderful and contemporary DETACHED FAMILY HOME is situated within an extremely desirable location and enjoys WELL PROPORTIONED ACCOMMODATION THROUGHOUT. With FOUR DOUBLE BEDROOMS, (all with fitted wardrobes), TWO BATHROOMS and TWO RECEPTION ROOMS this offers the perfect family home for a prospective purchaser and the METROLINK, SOUGHT AFTER SCHOOLING AND LOCAL SHOPS are all within convenient reach.

GASCOIGNE HALMAN

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- FAMILY SHOWER ROOM AND EN-SUITE
- DRIVEWAY AND SINGLE GARAGE
- IMMACULATE GARDENS TO SIDE AND REAR

- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- POPULAR LOCATION WITHIN CONVENIENT REACH OF METROLINK, SHOPS AND SCHOOLS

£650,000

58 ST. GEORGES CRESCENT

Timperley



In brief the thoughtfully designed accommodation comprises: Welcoming entrance hallway, downstairs W.C., bay fronted living room, separate dining room and a breakfast kitchen to the ground floor. The first floor comprises: Landing with window providing natural light, master bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms with fitted wardrobes and a beautiful re-fitted shower room. To the front there is a driveway providing off road parking for two cars and leading to the single garage with up and over style door. The property sits well back within its plot and boasts immaculately tended gardens to the side and rear. The gardens are mainly laid to lawn, with well stocked

boundaries and there is a paved patio area offering ideal outside entertaining space.

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 6HG

TENURE

FREEHOLD

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Trafford Council Tax Band F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignehalman.co.uk

GASCOIGNE HALMAN